

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23A George Street, Niddrie Vic 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,342,500 Property Type House Suburb Niddrie

Period - From 01/04/2025 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	23 Carrington Rd NIDDRIE 3042	\$1,507,000	20/12/2025
2	27 Hotham Rd NIDDRIE 3042	\$1,222,500	12/12/2025
3	24a Sapphire St NIDDRIE 3042	\$1,250,000	25/11/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

15/04/2026 15:55

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Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending March 2026: \$1,342,500

Comparable Properties



23 Carrington Rd NIDDRIE 3042 (REI)

Agent Comments



Price: \$1,507,000
Method: Auction Sale
Date: 20/12/2025
Property Type: House (Res)
Land Size: 327 sqm approx



27 Hotham Rd NIDDRIE 3042 (REI/VG)

Agent Comments



Price: \$1,222,500
Method: Private Sale
Date: 12/12/2025
Property Type: House (Res)
Land Size: 329 sqm approx



24a Sapphire St NIDDRIE 3042 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Sold Before Auction
Date: 25/11/2025
Property Type: Townhouse (Res)
Land Size: 247 sqm approx

Account - Whitefox Real Estate | P: 96459699



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