

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

62 Muriel Street, Niddrie Vic 3042

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

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	28 Lyon St ESSENDON 3040	\$1,700,000	16/05/2026
2	132a Ogilvie St ESSENDON 3040	\$2,030,000	09/05/2026
3	155a Bradshaw St ESSENDON 3040	\$1,817,000	09/02/2026

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:

22/05/2026 16:37

Nick Eres
0498 032 998
nick@whitefoxrealestate.com.au



3 1 1

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

Year ending March 2026: \$1,342,500

Comparable Properties



28 Lyon St ESSENDON 3040 (REI)

Agent Comments

4 3 2

Price: \$1,700,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)



132a Ogilvie St ESSENDON 3040 (REI)

Agent Comments

4 3 2

Price: \$2,030,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)



155a Bradshaw St ESSENDON 3040 (REI/VG)

Agent Comments

3 2 2

Price: \$1,817,000

Method: Sold Before Auction

Date: 09/02/2026

Property Type: House (Res)

Land Size: 424 sqm approx

Account - Whitefox Real Estate | P: 96459699



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