

# 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 28 Moushall Avenue, Niddrie Vic 3042

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,050,000

### Median sale price

Median price \$840,500 Property Type Townhouse Suburb Niddrie

Period - From 17/02/2025 to 16/02/2026 Source Property Data

### 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	1/8 Ida St NIDDRIE 3042	\$1,200,000	31/01/2026
2	2/17 OShannassy St ESSENDON NORTH 3041	\$980,000	25/11/2025
3	10 Albert St NIDDRIE 3042	\$985,000	19/11/2025

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: 17/02/2026 12:06