

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

41A GRANDVIEW ROAD NIDDRIE VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Niddrie

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

21A GRANDVIEW ROAD NIDDRIE VIC 3042	\$1,200,000	18-Oct-25
36 DIAMOND STREET NIDDRIE VIC 3042	\$1,200,000	23-Nov-25
68 HOFFMANS ROAD ESSENDON VIC 3040	\$1,210,000	08-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 08 December 2025



21A GRANDVIEW ROAD NIDDRIE VIC 3042

Sold Price

^{RS}

\$1,200,000

Sold Date

18-Oct-25

 3  2  2

Distance

0.15km



36 DIAMOND STREET NIDDRIE VIC 3042

Sold Price

Sold Date

23-Nov-25

 3  2  1

Distance

0.92km



68 HOFFMANS ROAD ESSENDON VIC 3040

Sold Price

^{RS}

\$1,210,000

Sold Date

08-Nov-25

 3  2  1

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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