

# 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

12 Haldane Road, Niddrie Vic 3042

### Indicative selling price

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

Range between \$1,150,000 & \$1,200,000

### Median sale price

Median price \$1,350,000 Property Type House Suburb Niddrie

Period - From 01/10/2025 to 31/12/2025 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 | 9 Haldane Rd NIDDRIE 3042      | \$1,170,000 | 14/02/2026   |
| 2 | 93 Hotham Rd NIDDRIE 3042      | \$1,201,000 | 14/02/2026   |
| 3 | 11 Teague St NIDDRIE 3042      | \$1,206,000 | 31/01/2026   |

**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:

18/02/2026 09:15



 3   
  1   
  1

**Property Type:** House

**Agent Comments**

Original and neat home on sizeable block.

**Indicative Selling Price**

\$1,150,000 - \$1,200,000

**Median House Price**

December quarter 2025: \$1,350,000

## Comparable Properties



**9 Haldane Rd NIDDRIE 3042 (REI)**

 4   
  1   
  1

**Price:** \$1,170,000

**Method:** Auction Sale

**Date:** 14/02/2026

**Property Type:** House (Res)

**Agent Comments**

Original home on similar sized block.  
Has a slope in the block.



**93 Hotham Rd NIDDRIE 3042 (REI)**

 3   
  1   
  1

**Price:** \$1,201,000

**Method:** Auction Sale

**Date:** 14/02/2026

**Property Type:** House (Res)

**Land Size:** 644 sqm approx

**Agent Comments**

Original home on similar sized block.



**11 Teague St NIDDRIE 3042 (REI)**

 2   
  1   
  2

**Price:** \$1,206,000

**Method:** Private Sale

**Date:** 31/01/2026

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

**Agent Comments**

Original home on similar sized block.

**Account - Jellis Craig** | P: 03 8378 0500 | F: 03 8378 0555