

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

60 Muriel Street, Niddrie Vic 3042

Indicative selling price

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

Range between \$1,650,000

&

\$1,700,000

Median sale price

Median price \$1,257,500

Property Type House

Suburb Niddrie

Period - From 01/04/2026

to

30/06/2026

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	40 Shaw St NIDDRIE 3042	\$1,675,000	06/05/2026
3	40a Jackson St NIDDRIE 3042	\$1,650,000	10/03/2026

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:

20/08/2026 08:56

**Property Type:** House (Res)**Land Size:** 650 sqm approx**Agent Comments****Indicative Selling Price**

\$1,650,000 - \$1,700,000

Median House Price

June quarter 2026: \$1,257,500

Comparable Properties

**28 Lyon St ESSENDON 3040 (REI)****Agent Comments****Price:** \$1,700,000**Method:** Auction Sale**Date:** 16/05/2026**Property Type:** House (Res)**40 Shaw St NIDDRIE 3042 (REI)****Agent Comments****Price:** \$1,675,000**Method:** Sold Before Auction**Date:** 06/05/2026**Property Type:** House (Res)**40a Jackson St NIDDRIE 3042 (REI)****Agent Comments****Price:** \$1,650,000**Method:** Private Sale**Date:** 10/03/2026**Rooms:** 6**Property Type:** House (Res)**Land Size:** 325 sqm approx