

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

2/78 HOTHAM 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

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Niddrie

Period-from

01 Sep 2025

to

31 Aug 2026

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

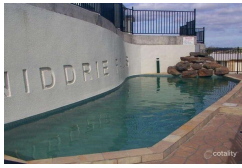
Date of sale

2/70-72 COGHLAN STREET NIDDRIE VIC 3042	\$845,000	11-Apr-26
3/91 HALDANE ROAD NIDDRIE VIC 3042	\$870,000	29-Apr-26

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: 21 September 2026



**2/70-72 COGHLAN STREET
NIDDRIE VIC 3042**

 3  2  2

Sold Price **\$845,000** Sold Date **11-Apr-26**

Distance **0.67km**



**3/91 HALDANE ROAD NIDDRIE VIC
3042**

 3  2  1

Sold Price **\$870,000** Sold Date **29-Apr-26**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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