

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

23 Hotham Road, Niddrie, VIC 3042

Indicative selling price

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

Price Range

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Niddrie (3042)

Period - From

01/08/2025

to

31/07/2026

Source

Cotality

Comparable property sales

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
99 HOTHAM ROAD, NIDDRIE VIC 3042	\$1,232,000	15/08/2026
57 ELSTONE AVENUE, AIRPORT WEST VIC 3042	\$1,232,000	15/08/2026
16 SPRING STREET, NIDDRIE VIC 3042	\$1,185,000	22/03/2026

This Statement of Information was prepared on: 28/08/2026