

# Niddrie Buying Guide

Buying a property in Niddrie? Here's what you need to know about potential costs and regulations to avoid surprises.



## Heritage Checks

Properties in Niddrie often require specialized assessments to verify compliance with preservation laws.



## Flood Zones

Parts of Niddrie are flood-prone, and conveyancers must check flood overlay maps to assess risks.



## Stamp Duty

Victoria's first-home stamp duty exemptions are largely irrelevant in Niddrie due to high median house prices.



## Subdivisions

Niddrie's zoning rules permit subdivisions on lots exceeding 300m<sup>2</sup>, subject to council approval.



## Short-Term Rentals

Maribyrnong Council requires registration for short-term rentals under 30 days and compliance with safety standards.

## Niddrie Conveyancing Pro Tips

Buying in Niddrie? Be aware of heritage checks, flood zones, stamp duty, subdivision rules, and short-term rental regulations.

