

# 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

2/70-72 Coghlan Street, 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 \$780,000 & \$825,000

### Median sale price

Median price \$830,250 Property Type Townhouse Suburb Niddrie

Period - From 23/02/2025 to 22/02/2026 Source Property Data

### 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	2/21 Hamilton St NIDDRIE 3042	\$812,500	06/12/2025
2	2/21 Woorite PI KEILOR EAST 3033	\$765,000	15/11/2025
3	39a Muriel St NIDDRIE 3042	\$840,500	15/11/2025

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:

23/02/2026 17:51

Basil Zoccali  
9379 2000

0407 846 171

basilzoccali@jellisrcraig.com.au

**Indicative Selling Price**

\$780,000 - \$825,000

**Median Townhouse Price**

23/02/2025 - 22/02/2026: \$830,250



3   
 2   
 2

**Rooms:** 5**Property Type:** Townhouse (Res)**Agent Comments**

The property is a dual level townhouse. It is situated on a block of 2, however is considered as part of a complex. Medium spec, however very well maintained with valley views.

## Comparable Properties

**2/21 Hamilton St NIDDRIE 3042 (REI/VG)**

3   
 2   
 2

**Price:** \$812,500**Method:** Auction Sale**Date:** 06/12/2025**Property Type:** Townhouse (Res)**Agent Comments**

The property is comparable as it is a similar spec home and both with double garage. The property is superior in that it is a newer property, however inferior in that it has a shared driveway leading to multiple properties.

**2/21 Woorite PI KEILOR EAST 3033 (REI/VG)**

2   
 2   
 1

**Price:** \$765,000**Method:** Auction Sale**Date:** 15/11/2025**Property Type:** Townhouse (Res)**Agent Comments**

The property is comparable in that it has similar specs. It is superior in that it is a new build and has a larger courtyard, however inferior in that it is on a main road and a more affordable suburb. It also has a single garage, smaller in size and no valley views.

**39a Muriel St NIDDRIE 3042 (REI/VG)**

3   
 1   
 1

**Price:** \$840,500**Method:** Auction Sale**Date:** 15/11/2025**Property Type:** Townhouse (Res)**Agent Comments**

The property is a similar spec home and similar location It is superior in that it is newer and only on a block of 2. It is inferior in that it is smaller in size, has 1 less bathroom and a single garage.