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	17/77 Coghlan Street, Niddrie Vic 3042

Indicative selling price

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

Range between $680,000 & $740,000

Median sale price

Median price $1,330,000 Property Type House Suburb Niddrie

Period - From 14/09/2024 to 13/09/2025 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	120 Valley Lake Blvd KEILOR EAST 3033	$745,000	09/05/2025
2	1a Shelley St KEILOR EAST 3033	$696,000	27/03/2025
3	1/1 Woorite Pl KEILOR EAST 3033	$700,000	20/03/2025

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: 14/09/2025 20:01

17/77 Coghlan Street, Niddrie Vic 3042

JellisCraig

Pat Zoccali
9379 2000
0452 249 340
patzoccali@jelliscraig.com.au



3 2 1

Property Type: Townhouse (Single)

Indicative Selling Price
$680,000 - $740,000
Median House Price
14/09/2024 - 13/09/2025: $1,330,000

Agent Comments

3 Bedroom townhouse in a large multi unit development. Updated kitchen and bathrooms and overlooking an expansive reserve and Steele Creek Walking Track

Comparable Properties



120 Valley Lake Blvd KEILOR EAST 3033 (REI/VG)

3 2 2

Price: $745,000
Method: Sold Before Auction
Date: 09/05/2025
Property Type: Townhouse (Res)
Land Size: 111 sqm approx

Agent Comments

Comparable in size but has no owners corporation. Location is also comparable as it across from Valley lake whereas 17/77 Coghlan overlooks the Rose St Reserve and Steele Creek walking trail. It is also newer



1a Shelley St KEILOR EAST 3033 (REI/VG)

3 2 1

Price: $696,000
Method: Sold Before Auction
Date: 27/03/2025
Property Type: House (Res)
Land Size: 158 sqm approx

Agent Comments

Comparable in that it is a 3BR, 2 Bath townhouse. It is newer than Coghlan and is not impacted by owners corporation but location is inferior in that it is a less desirable suburb than Niddrie and is very close to high voltage power pylons



1/1 Woorite Pl KEILOR EAST 3033 (REI/VG)

3 2 1

Price: $700,000
Method: Sold Before Auction
Date: 20/03/2025
Property Type: Townhouse (Res)

Agent Comments

Comparable in that it is a 3BR, 2 Bath unit but sits on a smaller development. It It is newer and more modern but sits right on a main road

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