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	11 Teague Street, Niddrie Vic 3042

Indicative selling price

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

Range between $1,200,000 & $1,250,000

Median sale price

Median price $1,370,000 Property Type House Suburb Niddrie

Period - From 01/07/2025 to 30/09/2025 Source REIV

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 George St NIDDRIE 3042	$1,200,000	26/09/2025
2	6 Ryder St NIDDRIE 3042	$1,170,000	18/09/2025
3	85 Hotham Rd NIDDRIE 3042	$1,255,000	11/09/2025

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: 28/11/2025 13:38

11 Teague Street, Niddrie Vic 3042

JellisCraig

Alicia Vavassori
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2 1 2

Property Type: House

Agent Comments

Original home on approx 650m2 block.

Indicative Selling Price
$1,200,000 - $1,250,000
Median House Price
September quarter 2025: $1,370,000

Comparable Properties



2 George St NIDDRIE 3042 (REI)

3 1 -

Price: $1,200,000
Method: Sold Before Auction
Date: 26/09/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Similar sized block, inferior location.



6 Ryder St NIDDRIE 3042 (REI)

3 1 3

Price: $1,170,000
Method: Private Sale
Date: 18/09/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Similar sized block, inferior location.



85 Hotham Rd NIDDRIE 3042 (REI/VG)

3 1 2

Price: $1,255,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments

Similar sized block

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