Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 22/10/2026

Property offered for sale

Address
Including suburb and postcode: 20/77 Coghlan Street, Niddrie Vic 3042

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Flat/Unit/Apartment (Res)	3	2	2	N/A	N/A

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $720,000 or Range between: &

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: $720,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $870,000 Property type: Townhouse Suburb: Niddrie

Period: from 22/10/2025 to 21/10/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	1/21 Jackson St NIDDRIE 3042		
Sale price	$776,000	Date of sale	28/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	1	N/A	N/A

Comparable property 2

Address	62 Coghlan St NIDDRIE 3042		
Sale price	$750,000	Date of sale	15/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	2	1	N/A	N/A

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

only 2 properties were sold within the prescribed period and location.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=97ad3f7f7f43eda76ee33a8d7a556089

20/77 Coghlan Street, Niddrie Vic 3042

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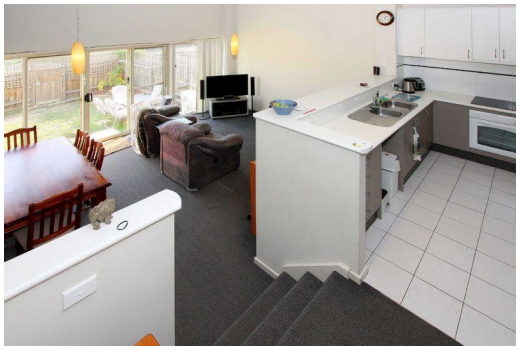

3 2 2

Property Type:
Flat/Unit/Apartment (Res)

Indicative Selling Price
$690,000 - $750,000
Median Townhouse Price
22/10/2025 - 21/10/2026: $870,000

Agent Comments

18yr old townhouse backing on to the steel creek trail. Double car lock up garage

Comparable Properties



1/21 Jackson St NIDDRIE 3042 (REI)

3 1 1

Price: $776,000
Method: Private Sale
Date: 28/07/2026
Property Type: House (Res)

Agent Comments

Superior location, 1 less bathroom, single car garage. 2 bed plus a study/bedroom. Similar condition home and outdoor space. Coghlan more superior backing onto Steel creek trail.



62 Coghlan St NIDDRIE 3042 (REI)

3 2 1

Price: $750,000
Method: Private Sale
Date: 15/06/2026
Property Type: House (Res)

Agent Comments

similar age, bed, bath accommodation. Single car garage. Sold off market.

only 2 properties were sold within the prescribed period and location.

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