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	32 Coghlan Street, Niddrie Vic 3042

Indicative selling price

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

Range between $1,250,000 & $1,290,000

Median sale price

Median price $1,437,500 Property Type House Suburb Niddrie

Period - From 01/04/2025 to 30/06/2025 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	85 Hotham Rd NIDDRIE 3042	$1,255,000	11/09/2025
2	46 Hamilton St NIDDRIE 3042	$1,335,000	05/09/2025
3	114 Hotham Rd NIDDRIE 3042	$1,196,000	10/06/2025

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: 18/09/2025 08:32

32 Coghlan Street, Niddrie Vic 3042

JellisCraig

Alicia Vavassori
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3 1 1

Property Type: House

Agent Comments

650m2 block (approx)

Indicative Selling Price
$1,250,000 - $1,290,000
Median House Price
June quarter 2025: $1,437,500

Comparable Properties



85 Hotham Rd NIDDRIE 3042 (REI)

3 1 2

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

Agent Comments

Similar sized flat block. Superior house (liveable), inferior location (busier road).



46 Hamilton St NIDDRIE 3042 (REI)

3 1 2

Price: $1,335,000
Method: Private Sale
Date: 05/09/2025
Property Type: House
Land Size: 619 sqm approx

Agent Comments

Similar block size, superior house (liveable, brick home).



114 Hotham Rd NIDDRIE 3042 (VG)

3 - -

Price: $1,196,000
Method: Sale
Date: 10/06/2025
Property Type: House (Res)
Land Size: 659 sqm approx

Agent Comments

Similar 3 bedroom, single level home.

REIV THE DIFFERENCE

propertydata.com.au

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