

# 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

5 Teague 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 \$880,000 & \$950,000

### Median sale price

Median price \$1,262,500 Property Type House Suburb Niddrie

Period - From 01/07/2025 to 30/06/2026 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 | 3/139 Bradshaw St ESSENDON 3040 | \$960,000   | 16/05/2026   |
| 2 | 1b Ogilvie St ESSENDON 3040     | \$1,001,000 | 28/03/2026   |
| 3 | 3/142 Cooper St ESSENDON 3040   | \$1,010,000 | 21/03/2026   |

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:

07/07/2026 15:45



3   2   2

**Rooms:** 5  
**Property Type:** Townhouse  
(Single)  
**Land Size:** 253 sqm approx  
**Agent Comments**

20yr old free standing street facing townhouse. Master, walk in robe and ensuite downstairs

**Indicative Selling Price**

\$880,000 - \$950,000

**Median House Price**

Year ending June 2026: \$1,262,500

## Comparable Properties



**3/139 Bradshaw St ESSENDON 3040 (REI)**

3   1   1

**Price:** \$960,000  
**Method:** Auction Sale  
**Date:** 16/05/2026  
**Property Type:** Villa

**Agent Comments**

Newer townhouse, inferior location, 1 of 3 rear of block.



**1b Ogilvie St ESSENDON 3040 (REI/VG)**

3   1   2

**Price:** \$1,001,000  
**Method:** Auction Sale  
**Date:** 28/03/2026  
**Property Type:** House (Res)  
**Land Size:** 171 sqm approx

**Agent Comments**

Essendon v's Niddrie. 1 less bathroom and on smaller land (171 v's 253)



**3/142 Cooper St ESSENDON 3040 (REI/VG)**

3   2   2

**Price:** \$1,010,000  
**Method:** Auction Sale  
**Date:** 21/03/2026  
**Property Type:** Townhouse (Res)

**Agent Comments**

renovated. 1 of four. Essendon vs Niddrie.