

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

64 Teague Street, Niddrie Vic 3042

Indicative selling price

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

Range between \$890,000

&

\$950,000

Median sale price

Median price \$835,250

Property Type Townhouse

Suburb Niddrie

Period - From 21/04/2025

to

20/04/2026

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	10 Muriel St NIDDRIE 3042	\$960,000	02/04/2026
2	16a Paul Av KEILOR EAST 3033	\$930,000	31/03/2026
3	2/117 Haldane Rd NIDDRIE 3042	\$880,000	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:

21/04/2026 19:43

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Indicative Selling Price

\$890,000 - \$950,000

Median Townhouse Price

21/04/2025 - 20/04/2026: \$835,250



3
 2
 1

Property Type: Townhouse (Res)**Land Size:** 286 sqm approx**Agent Comments**

Contemporary townhouse offering 3 bedrooms (master with ensuite), open-plan living, study and quality kitchen with stone finishes. Includes heating/cooling, timber floors, garage and north-facing courtyard, set on approx 284sqm in a prime, convenient Niddrie location.

Comparable Properties

**10 Muriel St NIDDRIE 3042 (REI)**

3
 1
 2

Price: \$960,000**Method:** Sold Before Auction**Date:** 02/04/2026**Property Type:** House (Res)**Land Size:** 378 sqm approx**Agent Comments**

Both are 3-bedroom homes in Niddrie appealing to similar buyers. 64 Teague St is superior with 2 bathrooms, modern design and lower-maintenance living; inferior in land size (~286sqm). 10 Muriel St offers a larger block (~381sqm) but is inferior with only 1 bathroom and more dated style.

**16a Paul Av KEILOR EAST 3033 (REI)**

4
 2
 2

Price: \$930,000**Method:** Sold Before Auction**Date:** 31/03/2026**Property Type:** House (Res)**Agent Comments**

Both are modern, low-maintenance homes appealing to similar buyers. 64 Teague St is superior for location in Niddrie and larger land size. Inferior in that it has 1 less bedroom

**2/117 Haldane Rd NIDDRIE 3042 (REI)**

3
 2
 2

Price: \$880,000**Method:** Auction Sale**Date:** 21/03/2026**Property Type:** House (Res)**Land Size:** 369 sqm approx**Agent Comments**

Both are 3-bed, 2-bath homes in Niddrie offering modern living and similar buyer appeal. 64 Teague St is superior for newer design and finishes; inferior in land size. 2/117 Haldane Rd offers larger land and privacy, but is inferior in style and has a shared driveway

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