Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 48 Campbell Street, Coburg Vic 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$975,000								
Median sale price									
Median price	\$1,215,000	Pro	Property Type House			Suburb	Coburg		
Period - From	21/07/2024	to	20/07/2025		Sc	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	11 Park St COBURG 3058	\$1,015,000	04/05/2025
2	114a Nicholson St BRUNSWICK EAST 3057	\$990,000	12/04/2025
3	12 Beckwith St COBURG 3058	\$980,000	11/03/2025

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:

21/07/2025 16:59



Nelson Alexander





Property Type: House Agent Comments

Indicative Selling Price \$975,000 Median House Price 21/07/2024 - 20/07/2025: \$1,215,000

Comparable Properties

11 Park St COBURG 3058 (REI/VG) 1 1 <tr< th=""><th>Agent Comments</th></tr<>	Agent Comments
114a Nicholson St BRUNSWICK EAST 3057 (REI) 1 1 3 1 Price: \$990,000 Method: Auction Sale Date: 12/04/2025 Property Type: House (Res) Land Size: 282 sqm approx	Agent Comments
12 Beckwith St COBURG 3058 (REI/VG) 2 1 2 - Price: \$980,000 Method: Sold Before Auction Date: 11/03/2025 Property Type: House (Res) Land Size: 253 sqm approx	Agent Comments

Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155



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