

# 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

48 Campbell Street, Coburg Vic 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$975,000

### Median sale price

Median price

\$1,215,000

Property Type

House

Suburb

Coburg

Period - From

21/07/2024

to

20/07/2025

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	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



3 1 1

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)

Agent Comments

2 1 -

Price: \$1,015,000  
Method: Sold Before Auction  
Date: 04/05/2025  
Property Type: House (Res)  
Land Size: 152 sqm approx



114a Nicholson St BRUNSWICK EAST 3057 (REI)

Agent Comments

3 1 1

Price: \$990,000  
Method: Auction Sale  
Date: 12/04/2025  
Property Type: House (Res)  
Land Size: 282 sqm approx



12 Beckwith St COBURG 3058 (REI/VG)

Agent Comments

2 1 -

Price: \$980,000  
Method: Sold Before Auction  
Date: 11/03/2025  
Property Type: House (Res)  
Land Size: 253 sqm approx