

## 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

51 JAMIESON 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,165,000

Property type

House

Suburb

Coburg

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 6 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

36 HAWTHORN STREET COBURG VIC 3058

\$1,160,000

19-Mar-25

40 HIGINBOTHAM STREET COBURG VIC 3058

\$1,092,000

03-Apr-25

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 6 months.

This Statement of Information was prepared on: 18 July 2025



**36 HAWTHORN STREET COBURG  
VIC 3058**

3 1 1

Sold Price **\$1,160,000** Sold Date **19-Mar-25**

Distance **0.6km**



**40 HIGINBOTHAM STREET  
COBURG VIC 3058**

3 1 1

Sold Price **\$1,092,000** Sold Date **03-Apr-25**

Distance **1.24km**

RS = Recent sale      UN = Undisclosed Sale

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