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 |14 Statters Street, Coburg Vic 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$1,350,000								
Median sale price									
Median price	\$1,235,000	Pro	operty Type Hou	ISE	Suburb	Coburg			
Period - From	01/04/2025	to	30/06/2025	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	171 Gordon St COBURG 3058	\$1,325,000	25/05/2025
2			
3			

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:

18/07/2025 13:19









Property Type: House **Land Size:** 546 sqm approx Agent Comments Yash Akpinar 03 9387 5888 0434 813 050 YashAkpinar@jelliscraig.com.au

> Indicative Selling Price \$1,350,000 Median House Price June quarter 2025: \$1,235,000

Comparable Properties



171 Gordon St COBURG 3058 (REI/VG)

Price: \$1,325,000 Method: Sold Before Auction Date: 25/05/2025 Property Type: House (Res) Land Size: 489 sqm approx Agent Comments

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. There have been no other properties that have sold at this level in the local area.

Account - Jellis Craig | P: 03 9387 5888





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