

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

14 Statters Street, Coburg Vic 3058

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$1,235,000

Property Type

House

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 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	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



Yash Akpinar
03 9387 5888
0434 813 050

YashAkpinar@jellisrcraig.com.au

Indicative Selling Price

\$1,350,000

Median House Price

June quarter 2025: \$1,235,000



4 2 2

Property Type: House
Land Size: 546 sqm approx
Agent Comments

Comparable Properties



171 Gordon St COBURG 3058 (REI/VG)

Agent Comments

4 2 2

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

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.