

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

164 Nicholson Street, Coburg Vic 3058

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Coburg

Period - From

01/01/2025

to

31/03/2025

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	6 Liverpool St COBURG 3058	\$1,236,000	31/05/2025
2	36 Nelson St COBURG 3058	\$1,215,000	31/05/2025
3	61 Barrow St COBURG 3058	\$1,130,000	15/03/2025

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:

16/06/2025 15:57

164 Nicholson Street, Coburg Vic 3058

**Jellis
Craig**

Brian Te
03 9070 5095
0477429859

briante@jellisrcraig.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

March quarter 2025: \$1,250,000



3 2 2

Property Type: House

Land Size: 417 sqm approx

Agent Comments

Comparable Properties



6 Liverpool St COBURG 3058 (REI)

Agent Comments

3 1 4

Price: \$1,236,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 547 sqm approx



36 Nelson St COBURG 3058 (REI)

Agent Comments

3 1 1

Price: \$1,215,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)



61 Barrow St COBURG 3058 (REI/VG)

Agent Comments

3 1 1

Price: \$1,130,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 314 sqm approx

Account - Jellis Craig | P: 03 9070 5095



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