

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

26A COBURG STREET COBURG VIC 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Coburg

Period-from

01 May 2024

to

30 Apr 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

1A LASCELLES STREET COBURG VIC 3058	\$830,000	12-Apr-25
1A ALFRED STREET COBURG VIC 3058	\$825,000	22-Mar-25
2A LYGON STREET COBURG VIC 3058	\$793,000	29-Mar-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.~~

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1A LASCELLES STREET COBURG VIC 3058

Sold Price

^{RS}

\$830,000

Sold Date

12-Apr-25



2



1



2

Distance

1.82km



1A ALFRED STREET COBURG VIC 3058

Sold Price

\$825,000

Sold Date

22-Mar-25



2



1



2

Distance

0.62km



2A LYGON STREET COBURG VIC 3058

Sold Price

^{RS}

\$793,000

Sold Date

29-Mar-25



2



1



1

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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