

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

23 Abeckett Street, Coburg Vic 3058

Indicative selling price

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

Range between \$980,000

&

\$1,070,000

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	51 Jamieson St COBURG 3058	\$1,000,000	02/08/2025
2	44 Kerferd St COBURG 3058	\$1,035,000	28/02/2025
3	23 May St COBURG 3058	\$1,020,000	20/02/2025

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:

06/08/2025 10:22



 3  1  3

Property Type: House

Land Size: 370 sqm approx

Agent Comments

Comparable Properties



51 Jamieson St COBURG 3058 (REI)

Agent Comments

 3  1  1

Price: \$1,000,000

Method: Auction Sale

Date: 02/08/2025

Property Type: House (Res)

Land Size: 371 sqm approx



44 Kerferd St COBURG 3058 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,035,000

Method: Private Sale

Date: 28/02/2025

Property Type: House

Land Size: 371 sqm approx



23 May St COBURG 3058 (REI/VG)

Agent Comments

 3  1  3

Price: \$1,020,000

Method: Sold Before Auction

Date: 20/02/2025

Property Type: House (Res)

Land Size: 394 sqm approx