

# 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

146R Bell Street, Coburg Vic 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$4,500,000

### 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		
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:

25/07/2025 15:36

Dylan Francis  
0421 023 832  
dylan@whitefoxrealestate.com.au



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Property Type:  
Agent Comments

**Indicative Selling Price**  
\$4,500,000  
**Median House Price**  
June quarter 2025: \$1,235,000

## Comparable Properties

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. 146R Bell Street, Coburg is a unique, architecturally built home which has won awards for its energy efficiency. There have been no comparable homes sold in the area.