

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

514/14-20 Nicholson Street, Coburg Vic 3058

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$760,000

Property Type

Unit

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	11/203 Nicholson St COBURG 3058	\$315,000	20/06/2025
2	239/14 Nicholson St COBURG 3058	\$330,000	05/04/2025
3	424/14-20 Nicholson St COBURG 3058	\$300,000	27/03/2025

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:

08/07/2025 15:50



Chris Vitsent
9387 5888
0400 087 069

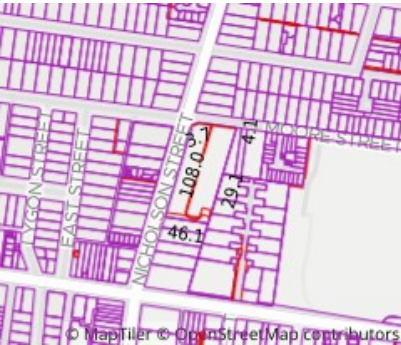
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Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

June quarter 2025: \$760,000



1 1 1

Property Type:

Agent Comments

Comparable Properties



11/203 Nicholson St COBURG 3058 (REI)

Agent Comments

1 1 1

Price: \$315,000

Method: Private Sale

Date: 20/06/2025

Property Type: Apartment

239/14 Nicholson St COBURG 3058 (VG)

Agent Comments

1 - -

Price: \$330,000

Method: Sale

Date: 05/04/2025

Property Type: Subdivided Unit/Villa/Townhouse - Single
OYO Unit



424/14-20 Nicholson St COBURG 3058 (REI)

Agent Comments

1 1 1

Price: \$300,000

Method: Private Sale

Date: 27/03/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9387 5888



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