

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

Single price

\$1,150,000

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	16 Hutchison PI COBURG 3058	\$1,160,000	12/07/2025
2	45 Budds St COBURG 3058	\$1,204,000	14/06/2025
3	36 Nelson St COBURG 3058	\$1,215,000	31/05/2025

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:

31/07/2025 08:58

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3 2 2

Property Type: House
Land Size: 417 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000
Median House Price
June quarter 2025: \$1,235,000

Comparable Properties



16 Hutchison PI COBURG 3058 (REI)

Agent Comments

3 1 2

Price: \$1,160,000
Method: Sold After Auction
Date: 12/07/2025
Property Type: House
Land Size: 507 sqm approx



45 Budds St COBURG 3058 (REI)

Agent Comments

3 1 3

Price: \$1,204,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 426 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)