

# 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

1 Fowler 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)

Range between \$900,000

&

\$990,000

### 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	12 Beckwith St COBURG 3058	\$980,000	11/03/2025
2	11 Park St COBURG 3058	\$1,015,000	04/05/2025
3	135 Ohea St COBURG 3058	\$1,025,000	22/04/2025

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:

24/07/2025 11:35

1 Fowler Street, Coburg Vic 3058



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**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

June quarter 2025: \$1,235,000



2 1 1

**Property Type:** House (Res)

**Land Size:** 274 sqm approx

Agent Comments

## Comparable Properties



**12 Beckwith St COBURG 3058 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$980,000

**Method:** Sold Before Auction

**Date:** 11/03/2025

**Property Type:** House (Res)

**Land Size:** 253 sqm approx



**11 Park St COBURG 3058 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$1,015,000

**Method:** Sold Before Auction

**Date:** 04/05/2025

**Property Type:** House (Res)

**Land Size:** 152 sqm approx



**135 Ohea St COBURG 3058 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$1,025,000

**Method:** Private Sale

**Date:** 22/04/2025

**Property Type:** House

**Land Size:** 432 sqm approx

Account - Jellis Craig | P: 03 9387 5888



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