

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

2 Mathieson Street, Coburg North Vic 3058

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,212,000

Property Type

House

Suburb

Coburg North

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 Carr St COBURG NORTH 3058	\$1,156,000	14/06/2025
2	35 May St COBURG 3058	\$1,107,000	07/06/2025
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 13:20



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Property Type: House
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
June quarter 2025: \$1,212,000

Comparable Properties



16 Carr St COBURG NORTH 3058 (REI)

Agent Comments

4 1 2

Price: \$1,156,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)



35 May St COBURG 3058 (REI)

Agent Comments

4 1 -

Price: \$1,107,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 390 sqm approx

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.