

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

2-4 Rennie Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

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	24 Belgrave St COBURG 3058	\$1,641,000	21/06/2025
2	96 Shaftsbury St COBURG 3058	\$1,560,000	10/05/2025
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:

24/07/2025 15:29

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Property Type: House (Previously Occupied - Detached)
Land Size: 808 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
June quarter 2025: \$1,235,000

Comparable Properties



24 Belgrave St COBURG 3058 (REI)

[Agent Comments](#)

 4  2  1

Price: \$1,641,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 566 sqm approx



96 Shaftsbury St COBURG 3058 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,560,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 472 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.