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	1/37 QUEEN STREET COBURG VIC 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$595,250	Property type	Unit	Suburb	Coburg
Period-from	01 Aug 2024	to	31 Jul 2025	Source	Cotality

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 6 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
3/276 REYNARD STREET COBURG VIC 3058	$746,250	06-Mar-25
3/1 SHACKELL STREET COBURG VIC 3058	$735,000	22-Aug-25
3/28 DONNE STREET COBURG VIC 3058	$770,000	23-May-25

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 6 months.~~

This Statement of Information was prepared on: 25 August 2025

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3/276 REYNARD STREET COBURG VIC 3058

2 1 1

Sold Price **$746,250** Sold Date **06-Mar-25**

Distance **0.53km**



3/1 SHACKELL STREET COBURG VIC 3058

2 1 1

Sold Price RS **$735,000** Sold Date **22-Aug-25**

Distance **0.89km**



3/28 DONNE STREET COBURG VIC 3058

2 1 1

Sold Price **$770,000** Sold Date **23-May-25**

Distance **0.06km**

RS = Recent sale **UN** = Undisclosed Sale

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