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	32 Linda Street, Coburg Vic 3058

Indicative selling price

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

Range between $1,275,000 & $1,350,000

Median sale price

Median price $1,220,000 Property Type House Suburb Coburg

Period - From 14/10/2024 to 13/10/2025 Source Property Data

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 Bruce St COBURG 3058	$1,370,000	13/09/2025
2	13 Dare St COBURG 3058	$1,422,000	02/08/2025
3	3 Fraser St COBURG 3058	$1,307,600	02/07/2025

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: 14/10/2025 09:19

32 Linda Street, Coburg Vic 3058

Elizabeth Kelly
9387 5888
0431 434 169
elizabethkelly@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 383 sqm approx

Agent Comments

Indicative Selling Price
$1,275,000 - $1,350,000
Median House Price
14/10/2024 - 13/10/2025: $1,220,000

Comparable Properties



16 Bruce St COBURG 3058 (REI)

3 1 3

Price: $1,370,000
Method: Auction Sale
Date: 13/09/2025
Rooms: 5
Property Type: House (Res)

Agent Comments



13 Dare St COBURG 3058 (REI/VG)

3 1 3

Price: $1,422,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 402 sqm approx

Agent Comments



3 Fraser St COBURG 3058 (REI)

3 1 1

Price: $1,307,600
Method: Private Sale
Date: 02/07/2025
Property Type: House (Res)
Land Size: 291 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9387 5888

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