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	106 Munro Street, Coburg Vic 3058

Indicative selling price

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

Range between $880,000 & $950,000

Median sale price

Median price $1,215,000 Property Type House Suburb Coburg

Period - From 10/10/2024 to 09/10/2025 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	1/37 Queen St COBURG 3058	$912,500	02/10/2025
2	4/37 Victoria St COBURG 3058	$899,000	13/08/2025
3	129 Melville Rd PASCOE VALE SOUTH 3044	$947,000	22/05/2025

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: 10/10/2025 09:39

106 Munro Street, Coburg Vic 3058



Property Type:
Agent Comments

Indicative Selling Price
$880,000 - $950,000
Median House Price
10/10/2024 - 09/10/2025: $1,215,000

Comparable Properties



1/37 Queen St COBURG 3058 (REI)

2 1 1

Agent Comments

Price: $912,500
Method: Sold Before Auction
Date: 02/10/2025
Property Type: Townhouse (Single)
Land Size: 131 sqm approx



4/37 Victoria St COBURG 3058 (REI/VG)

2 1 1

Agent Comments

Price: $899,000
Method: Sold Before Auction
Date: 13/08/2025
Property Type: Townhouse (Res)



129 Melville Rd PASCOE VALE SOUTH 3044 (REI/VG)

2 1 1

Agent Comments

Price: $947,000
Method: Sold Before Auction
Date: 22/05/2025
Property Type: House (Res)
Land Size: 470 sqm approx

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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