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	44 BLAIR 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	$1,900,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,222,500	Property type	House	Suburb	Coburg
Period-from	01 Apr 2025	to	31 Mar 2026	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
42 BARROW STREET BRUNSWICK VIC 3056	$1,810,000	29-Nov-25
115 PEARSON STREET BRUNSWICK WEST VIC 3055	$1,950,000	21-Mar-26
11 PORTLAND STREET COBURG VIC 3058	$1,910,000	08-Apr-26

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: 20 April 2026

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42 BARROW STREET BRUNSWICK VIC 3056

3 2 4

Sold Price **$1,810,000** Sold Date **29-Nov-25**

Distance **0.6km**



115 PEARSON STREET BRUNSWICK WEST VIC 3055

4 3 2

Sold Price RS **$1,950,000** Sold Date **21-Mar-26**

Distance **1.84km**



11 PORTLAND STREET COBURG VIC 3058

4 2 2

Sold Price RS **$1,910,000** Sold Date **08-Apr-26**

Distance **1.96km**

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

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