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	4 Kerferd Street, Coburg Vic 3058

Indicative selling price

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

Single price $1,500,000

Median sale price

Median price $1,210,000 Property Type House Suburb Coburg

Period - From 01/07/2026 to 30/09/2026 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	31 Winifred St PASCOE VALE SOUTH 3044	$1,500,000	20/07/2026
2	41 Bruce St COBURG 3058	$1,500,000	14/05/2026
3	101 Phillips St COBURG 3058	$1,500,000	29/04/2026

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: 12/10/2026 14:50

4 Kerferd Street, Coburg Vic 3058

JellisCraig

Yash Akpinar
0434 813 050
YaskAkpinar@jelliscraig.com.au



4 3 2

Property Type: House (Res)
Land Size: 372 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000
Median House Price
September quarter 2026: $1,210,000

Comparable Properties



31 Winifred St PASCOE VALE SOUTH 3044 (REI)

4 2 3

Price: $1,500,000
Method: Private Sale
Date: 20/07/2026
Property Type: House (Res)
Land Size: 411 sqm approx

Agent Comments



41 Bruce St COBURG 3058 (REI)

4 1 4

Price: $1,500,000
Method: Private Sale
Date: 14/05/2026
Property Type: House (Res)
Land Size: 678 sqm approx

Agent Comments

only 1 bathroom, older style home, not new and bigger land



101 Phillips St COBURG 3058 (REI)

4 1 2

Price: $1,500,000
Method: Auction Sale
Date: 29/04/2026
Property Type: House (Res)
Land Size: 460 sqm approx

Agent Comments

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575

REIV THE DIFFERENCE

propertydata.com.au

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