

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	249 Elizabeth Street Coburg, 3058
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Indicative selling price

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

Single price	\$1,200,000
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Median sale price

Median price	\$993,000	Property Type	HOUSE	Suburb	COBURG NORTH
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Period - From	01-Aug-2025	to	31-Jul-2026	Source	PropTrack
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Comparable property sales

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 Calk Street, Coburg North	\$1,261,000	11-Apr-2026
2	24 Shore Grove, Coburg North	\$1,150,000	13-Mar-2026
3	25 Locksley Avenue, Reservoir	\$1,162,000	06-Mar-2026

This statement of information was prepared on 14-Aug-2026 at 2:00:53 PM AEST