Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 30/10/2026

Property offered for sale

Address
Including suburb and postcode: 33 Alice Street, Coburg Vic 3058

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	2	113	440

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $1,190,000 or Range between: _____ & _____

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: $1,190,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,251,250 Property type: House Suburb: Coburg

Period: from 30/10/2025 to 29/10/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	7 Campbell St COBURG 3058		
Sale price	$1,150,000	Date of sale	03/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	2	N/A	450

Comparable property 2

Address	43 Higinbotham St COBURG 3058		
Sale price	$1,185,000	Date of sale	08/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	1	1	N/A	372

Comparable property 3

Address	74 Victoria St COBURG 3058		
Sale price	$1,205,000	Date of sale	20/06/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	2	N/A	398

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=82c6c597e53c97805eccbf6b907b5173

33 Alice Street, Coburg Vic 3058

Nelson Alexander



3 1 2

Property Type: House
Land Size: 440 sqm approx

Agent Comments

Indicative Selling Price
$1,190,000
Median House Price
30/10/2025 - 29/10/2026: $1,251,250

Comparable Properties



7 Campbell St COBURG 3058 (REI)

3 1 2

Price: $1,150,000
Method: Auction Sale
Date: 03/10/2026
Property Type: House (Res)
Land Size: 450 sqm approx

Agent Comments



43 Higinbotham St COBURG 3058 (REI)

4 1 1

Price: $1,185,000
Method: Auction Sale
Date: 08/08/2026
Property Type: House (Res)

Agent Comments



74 Victoria St COBURG 3058 (REI)

3 1 2

Price: $1,205,000
Method: Sold Before Auction
Date: 20/06/2026
Rooms: 6
Property Type: House (Res)
Land Size: 398 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9353 8444 | F: 03 9353 8499

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