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	1a Gilbert Street, Coburg Vic 3058

Indicative selling price

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

Range between $1,075,000 & $1,175,000

Median sale price

Median price $1,224,500 Property Type House Suburb Coburg

Period - From 01/01/2024 to 31/03/2024 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	9 Lever St COBURG 3058	$1,150,000	09/02/2024
2	201 Munro St COBURG 3058	$1,150,000	02/03/2024
3	22A Alice St COBURG 3058	$1,155,000	06/04/2024

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: 06/05/2024 16:41

1a Gilbert Street, Coburg Vic 3058

Elizabeth Kelly
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4 2 2

Property Type: House
Land Size: 193 sqm approx

Agent Comments

Indicative Selling Price
$1,075,000 - $1,175,000
Median House Price
March quarter 2024: $1,224,500

Comparable Properties



9 Lever St COBURG 3058 (REI/VG)

4 2 1

Price: $1,150,000
Method: Sold Before Auction
Date: 09/02/2024
Property Type: House (Res)
Land Size: 237 sqm approx

Agent Comments



201 Munro St COBURG 3058 (REI/VG)

4 1 1

Price: $1,150,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 209 sqm approx

Agent Comments



22A Alice St COBURG 3058 (REI)

3 1 2

Price: $1,155,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)

Agent Comments

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