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: 11 High Street, Coburg Vic 3058

Indicative selling price

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

Range between $990,000 & $1,080,000

Median sale price

Median price $1,171,825 Property Type House Suburb Coburg

Period - From 01/04/2024 to 30/06/2024 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	31 Queen St COBURG 3058	$981,500	12/04/2024
2	25 Queen St COBURG 3058	$1,050,000	31/05/2024
3			

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: 07/08/2024 13:21

11 High Street, Coburg Vic 3058

Sam Rigopoulos
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3 1 2

Property Type: House
Land Size: 180 sqm approx

Agent Comments

Indicative Selling Price
$990,000 - $1,080,000
Median House Price
June quarter 2024: $1,171,825

Comparable Properties



31 Queen St COBURG 3058 (REI/VG)

3 1 1

Price: $981,500
Method: Private Sale
Date: 12/04/2024
Property Type: House
Land Size: 323 sqm approx

Agent Comments



25 Queen St COBURG 3058 (REI/VG)

2 1 -

Price: $1,050,000
Method: Private Sale
Date: 31/05/2024
Property Type: House (Res)
Land Size: 229 sqm approx

Agent Comments

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.

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