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	57 Darlington Grove, Coburg Vic 3058

Indicative selling price

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

Range between $890,000 & $940,000

Median sale price

Median price $1,150,000 Property Type House Suburb Coburg

Period - From 01/07/2024 to 30/09/2024 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	47 Linsey St COBURG 3058	$911,000	16/09/2024
2	47 Molesworth St COBURG 3058	$905,100	07/09/2024
3	5 Ryan St COBURG 3058	$965,000	13/07/2024

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: 13/10/2024 09:01

57 Darlington Grove, Coburg Vic 3058

Irene Androulidakis
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3 1 2

Property Type: House
Land Size: 378 sqm approx

Agent Comments

Indicative Selling Price
$890,000 - $940,000
Median House Price
September quarter 2024: $1,150,000

Original home with high ceilings, 3 bedrooms with formal living/dining opening up to kitchen meals area, side driveway for car accommodation and a garage /studio at he rear, block size 378sqm.

Comparable Properties



47 Linsey St COBURG 3058 (REI)

2 1 2

Price: $911,000
Method: Private Sale
Date: 16/09/2024
Property Type: House
Land Size: 460 sqm approx

Agent Comments

Great comparable as both in very similar condition, Linsey is slightly bigger allotment however Darlington is superior in location.



47 Molesworth St COBURG 3058 (REI)

5 3 1

Price: $905,100
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 371 sqm approx

Agent Comments

Excellent comparable as both in similar condition and in close proximity.



5 Ryan St COBURG 3058 (REI/VG)

3 1 2

Price: $965,000
Method: Auction Sale
Date: 13/07/2024
Property Type: House (Res)
Land Size: 445 sqm approx

Agent Comments

Excellent comparable as both in similar condition , Ryan is slightly larger allotment.

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