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	22a Liverpool Street, Coburg Vic 3058

Indicative selling price

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

Range between $1,090,000 & $1,150,000

Median sale price

Median price $1,205,000 Property Type House Suburb Coburg

Period - From 01/10/2024 to 31/12/2024 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	2a Henley St PASCOE VALE SOUTH 3044	$1,122,000	15/03/2025
2	3/1 Austral Av BRUNSWICK 3056	$1,187,500	07/12/2024
3	18a Cornwall St BRUNSWICK WEST 3055	$1,193,000	21/09/2024

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: 21/03/2025 14:38

22a Liverpool Street, Coburg Vic 3058

Cameron Pritchard
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3 3 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,090,000 - $1,150,000
Median House Price
December quarter 2024: $1,205,000

Comparable Properties



2a Henley St PASCOE VALE SOUTH 3044 (REI)

3 3 2

Price: $1,122,000
Method: Private Sale
Date: 15/03/2025
Property Type: Townhouse (Single)

Agent Comments

This property is sort of comparable but is located in Pascoe Vale South



3/1 Austral Av BRUNSWICK 3056 (REI/VG)

3 1 2

Price: $1,187,500
Method: Auction Sale
Date: 07/12/2024
Property Type: Townhouse (Res)

Agent Comments

This property is located in Brunswick, not directly comparable but still similar



18a Cornwall St BRUNSWICK WEST 3055 (REI/VG)

3 1 2

Price: $1,193,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Townhouse (Res)
Land Size: 209 sqm approx

Agent Comments

This property is located in Brunswick West, not directly comparable but still similar, both Coburg and Brunswick West achieve similar prices.

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