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	140 Munro Street, Coburg Vic 3058

Indicative selling price

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

Range between $1,200,000 & $1,300,000

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	16 Belgrave St COBURG 3058	$1,251,000	31/08/2024
2	70 Phillips St COBURG 3058	$1,355,000	20/08/2024
3	29 Holroyd St COBURG 3058	$1,300,000	17/08/2024

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: 18/09/2024 14:51

140 Munro Street, Coburg Vic 3058

Cameron Pritchard
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3 1 1

Property Type: House (Res)
Land Size: 379 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
June quarter 2024: $1,171,825

Comparable Properties



16 Belgrave St COBURG 3058 (REI)

3 1 1

Price: $1,251,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 549 sqm approx

Agent Comments

This property has a bigger block size and a garage at the rear, is also situated on the other side of Sydney Rd on a quieter street. I think its pretty comparable



70 Phillips St COBURG 3058 (REI)

3 2 2

Price: $1,355,000
Method: Sold Before Auction
Date: 20/08/2024
Property Type: House (Res)
Land Size: 450 sqm approx

Agent Comments

This one is just around the corner, similar condition with a larger block size, a quieter street than Munro Street too. This property is a probably slightly desirable than 140 Munro St.



29 Holroyd St COBURG 3058 (REI)

3 1 1

Price: $1,300,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 371 sqm approx

Agent Comments

This property presents very nicely, but it is located north of Bell St, not as a prime location. With Munro street being a slightly busier street, it probably equals out the values.

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