

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

23 May Street, Coburg Vic 3058

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,230,500

Property Type House

Suburb Coburg

Period - From 01/10/2023

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	48 Rose St COBURG 3058	\$955,000	06/12/2024
2	45 Fischer St COBURG 3058	\$957,500	29/11/2024
3	124 Barrow St COBURG 3058	\$1,065,000	02/11/2024

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:

10/01/2025 14:10



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3 1 3

Rooms: 5
Property Type: House
Land Size: 394 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending September 2024: \$1,230,500

Comparable Properties



48 Rose St COBURG 3058 (REI)

Agent Comments

3 2 1

Price: \$955,000
Method: Auction Sale
Date: 06/12/2024
Property Type: House
Land Size: 464 sqm approx



45 Fischer St COBURG 3058 (REI/VG)

Agent Comments

3 1 2

Price: \$957,500
Method: Sold Before Auction
Date: 29/11/2024
Property Type: House (Res)
Land Size: 417 sqm approx



124 Barrow St COBURG 3058 (REI/VG)

Agent Comments

3 1 -

Price: \$1,065,000
Method: Auction Sale
Date: 02/11/2024
Property Type: House (Res)
Land Size: 353 sqm approx

