Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	23 May Street, Coburg Vic 3058
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$900,000	&	\$990,000
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Median sale price

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



Rooms: 5

Property Type: House Land Size: 394 sgm approx

Agent Comments

Comparable Properties



48 Rose St COBURG 3058 (REI)

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



45 Fischer St COBURG 3058 (REI/VG)

Agent Comments

Price: \$957,500

Method: Sold Before Auction

Date: 29/11/2024

Property Type: House (Res) Land Size: 417 sqm approx



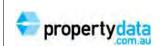
124 Barrow St COBURG 3058 (REI/VG)

Price: \$1,065,000 Method: Auction Sale Date: 02/11/2024

Property Type: House (Res) Land Size: 353 sqm approx **Agent Comments**

Account - Jellis Craig | P: 98305966





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