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	43 Murray Street, Coburg Vic 3058

Indicative selling price

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

Range between $650,000 & $710,000

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	875 Sydney Rd COBURG NORTH 3058	$675,000	09/12/2024
2	9 Lyking St PASCOE VALE 3044	$710,000	07/12/2024
3	42 Murray Rd COBURG 3058	$720,000	25/09/2024

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: 24/01/2025 13:16

43 Murray Street, Coburg Vic 3058

Erhan Kalistu
(03) 9989 9575
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2 1 1

Property Type: House
Land Size: 230 sqm approx

Agent Comments

Original owners in original condition.

Indicative Selling Price
$650,000 - $710,000
Median House Price
December quarter 2024: $1,205,000

Comparable Properties



875 Sydney Rd COBURG NORTH 3058 (REI/VG)

2 1 1

Price: $675,000
Method: Private Sale
Date: 09/12/2024
Property Type: House
Land Size: 330 sqm approx

Agent Comments



9 Lyking St PASCOE VALE 3044 (REI)

3 2 2

Price: $710,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)

Agent Comments

42 Murray Rd COBURG 3058 (VG)

2 - -

Price: $720,000
Method: Sale
Date: 25/09/2024
Property Type: House (Res)
Land Size: 457 sqm approx

Agent Comments

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575

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