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	22 Maranoa Crescent, Coburg Vic 3058

Indicative selling price

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

Single price $1,675,000

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	51 Marks St COBURG 3058	$1,626,000	21/10/2024
2	20 Disraeli Gr PASCOE VALE SOUTH 3044	$1,629,000	16/11/2024
3	14 Ward Gr PASCOE VALE SOUTH 3044	$1,700,000	30/11/2024

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: 24/03/2025 08:58

22 Maranoa Crescent, Coburg Vic 3058

Elizabeth Kelly
9387 5888
0431 434 169
elizabethkelly@jelliscraig.com.au



3 2 3

Property Type: House (Res)
Land Size: 538 sqm approx

Agent Comments

Indicative Selling Price
$1,675,000
Median House Price
December quarter 2024: $1,205,000

Comparable Properties



51 Marks St COBURG 3058 (REI/VG)

3 2 1

Price: $1,626,000
Method: Sold Before Auction
Date: 21/10/2024
Property Type: House (Res)
Land Size: 427 sqm approx

Agent Comments



20 Disraeli Gr PASCOE VALE SOUTH 3044 (REI)

3 2 3

Price: $1,629,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)

Agent Comments



14 Ward Gr PASCOE VALE SOUTH 3044 (REI)

4 2 2

Price: $1,700,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)

Agent Comments

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