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	1a Alfred Street, Coburg Vic 3058

Indicative selling price

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

Range between $730,000 & $780,000

Median sale price

Median price $687,500 Property Type Townhouse Suburb Coburg

Period - From 26/02/2024 to 25/02/2025 Source Property Data

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	1 Sentry La COBURG 3058	$751,000	08/02/2025
2	1/22 Loch St COBURG 3058	$780,000	17/11/2024
3	6/56 The Avenue COBURG 3058	$772,000	29/10/2024

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: 26/02/2025 11:18

1a Alfred Street, Coburg Vic 3058

Nelson Alexander



2 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$730,000 - $780,000
Median Townhouse Price
26/02/2024 - 25/02/2025: $687,500

Comparable Properties



1 Sentry La COBURG 3058 (REI)

2 1 1

Price: $751,000
Method: Auction Sale
Date: 08/02/2025
Property Type: Townhouse (Res)

Agent Comments



1/22 Loch St COBURG 3058 (VG)

2 - -

Price: $780,000
Method: Sale
Date: 17/11/2024
Property Type: Townhouse (Single)

Agent Comments



6/56 The Avenue COBURG 3058 (REI/VG)

2 1 1

Price: $772,000
Method: Private Sale
Date: 29/10/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155

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