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 Jessie Street, Coburg Vic 3058

Indicative selling price

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

Range between $1,150,000 & $1,250,000

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		
2		
3		

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: 11/02/2025 15:45

22 Jessie Street, Coburg Vic 3058

Mitchell Boys
9387 5888
0412 800 200
mitchellboys@jelliscraig.com.au



Shell of a house | not applicable | side drive

Rooms: not applicable
Property Type: House
Land Size: 683 sqm approx

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
December quarter 2024: $1,205,000

Agent Comments

The home is a structurally sound shell with no plastered internal walls.

The agent believes there are no comparable properties. The home is a shell with no plastered walls internally. There is a heritage overlay on the property..

Comparable Properties

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.

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