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	71 Ohea Street, Coburg Vic 3058

Indicative selling price

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

Single price $870,000

Median sale price

Median price $1,250,000 Property Type House Suburb Coburg

Period - From 01/01/2025 to 31/03/2025 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	34 Jersey St COBURG 3058	$880,000	27/03/2025
2	37 Bakers Rd COBURG NORTH 3058	$910,000	16/11/2024
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: 26/04/2025 11:30

71 Ohea Street, Coburg Vic 3058

Nelson Alexander



3 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$870,000
Median House Price
March quarter 2025: $1,250,000

Comparable Properties



34 Jersey St COBURG 3058 (REI)

3 1 1

Price: $880,000
Method: Sold Before Auction
Date: 27/03/2025
Property Type: House (Res)

Agent Comments



37 Bakers Rd COBURG NORTH 3058 (REI/VG)

3 2 3

Price: $910,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 459 sqm approx

Agent Comments

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.

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

REIV THE DIFFERENCE

propertydata .com.au

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