178 Gordon Street, Coburg Vic 3058



3 Bed 2 Bath 2 Car
Property Type: House (Res)
Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
Year ending September 2024:
$1,230,500

Comparable Properties



54 Phillips Street, Coburg 3058 (REI)

3 Bed 1 Bath 2 Car
Price: $1,390,000
Method: Sold Before Auction
Date: 27/1/2024
Property Type: House (Res)
Agent Comments: Renovated period home, modern kitchen and single bathroom.



45 Phillips Street, Coburg 3058 (REI)

4 Bed 2 Bath - Car
Price: $1,460,000
Method: Sold Before Auction
Date: 09/11/2024
Property Type: House (Res)
Agent Comments: Renovated weatherboard home with comparable accommodation, inferior parking arrangements.



174 Munro Street, Coburg 3058 (REI)

3 Bed 2 Bath 2 Car
Price: $1,375,000
Method: Sold Before Auction
Date: 29/10/2024
Property Type: House (Res)
Agent Comments: Renovated period home, inferior location.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode: 178 Gordon Street, Coburg Vic 3058

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,230,500 House x Suburb Coburg

Period - From 01/10/2023 to 30/09/2024 Source REIV

Comparable property sales

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
54 Phillips Street, COBURG 3058	$1,390,000	27/11/2024
45 Phillips Street, COBURG 3058	$1,460,000	09/11/2024
174 Munro Street, COBURG 3058	$1,375,000	29/10/2024

This Statement of Information was prepared on: 24/12/2024 09:40