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	53 Nicholson Street, Coburg Vic 3058

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $1,180,000 Property Type House Suburb Coburg

Period - From 08/05/2024 to 07/05/2025 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	3/8 Holmes St BRUNSWICK EAST 3057	$660,000	27/03/2025
2	1/6 Sutherland St COBURG 3058	$640,000	07/12/2024
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: 08/05/2025 11:39

53 Nicholson Street, Coburg Vic 3058



2 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median House Price
08/05/2024 - 07/05/2025: $1,180,000

Comparable Properties



3/8 Holmes St BRUNSWICK EAST 3057 (REI/VG)

2 1 1

Price: $660,000
Method: Auction Sale
Date: 27/03/2025
Property Type: Villa

Agent Comments



1/6 Sutherland St COBURG 3058 (REI/VG)

2 1 1

Price: $640,000
Method: Private Sale
Date: 07/12/2024
Property Type: Unit

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.

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REIV THE DIFFERENCE

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