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	277 Elizabeth Street, Coburg North Vic 3058

Indicative selling price

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

Range between $880,000 & $940,000

Median sale price

Median price $1,007,500 Property Type House Suburb Coburg North

Period - From 15/04/2024 to 14/04/2025 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	7 Ballard Av COBURG NORTH 3058	$895,000	04/02/2025
2	15 Banbury Rd RESERVOIR 3073	$920,000	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: 15/04/2025 14:35

277 Elizabeth Street, Coburg North Vic 3058

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$880,000 - $940,000
Median House Price
15/04/2024 - 14/04/2025: $1,007,500

Comparable Properties



7 Ballard Av COBURG NORTH 3058 (REI/VG)

3 1 1

Price: $895,000
Method: Private Sale
Date: 04/02/2025
Property Type: House
Land Size: 486 sqm approx

Agent Comments



15 Banbury Rd RESERVOIR 3073 (REI/VG)

3 1 4

Price: $920,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 429 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

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