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	32 Saunders Street, Coburg Vic 3058

Indicative selling price

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

Range between $900,000 & $990,000

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	13 Ohea St COBURG 3058	$955,000	29/03/2025
2	2/48 Coburg St COBURG 3058	$900,000	15/03/2025
3	2/136 Munro St COBURG 3058	$983,000	18/10/2024

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 14:16

32 Saunders Street, Coburg Vic 3058

Yash Akpinar
03 9387 5888
0434 813 050
YashAkpinar@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 179 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
March quarter 2025: $1,250,000

Comparable Properties



13 Ohea St COBURG 3058 (REI)

3 2 2

Price: $955,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 243 sqm approx

Agent Comments

This property is on a bigger block and has an extra bathroom over our property.



2/48 Coburg St COBURG 3058 (REI)

3 1 1

Price: $900,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Townhouse (Res)

Agent Comments

This property is the same configuration as ours however it is considered a townhouse. I have included this sale on here as the land size is slightly less than our property.



2/136 Munro St COBURG 3058 (REI/VG)

3 2 2

Price: $983,000
Method: Sold Before Auction
Date: 18/10/2024
Property Type: Townhouse (Res)

Agent Comments

This property also does have one extra bathroom over ours and has a larger block size. This property is only on a block of 2 properties so there is no body corporate. The same as ours.

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.