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	23 Eric Street, Coburg Vic 3058

Indicative selling price

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

Range between $790,000 & $840,000

Median sale price

Median price $1,176,700 Property Type House Suburb Coburg

Period - From 29/04/2024 to 28/04/2025 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	6 Sacramento Way COBURG 3058	$810,000	01/04/2025
2	8 Service St COBURG 3058	$830,000	09/12/2024
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: 29/04/2025 15:37

23 Eric Street, Coburg Vic 3058

Nelson Alexander



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$790,000 - $840,000
Median House Price
29/04/2024 - 28/04/2025: $1,176,700

Comparable Properties



6 Sacramento Way COBURG 3058 (REI)

3 2 2

Price: $810,000
Method: Private Sale
Date: 01/04/2025
Property Type: Townhouse (Single)
Land Size: 150 sqm approx

Agent Comments



8 Service St COBURG 3058 (REI/VG)

3 1 -

Price: $830,000
Method: Sold Before Auction
Date: 09/12/2024
Property Type: Townhouse (Res)
Land Size: 109 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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