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	2/39 Service Street, Coburg Vic 3058

Indicative selling price

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

Range between $625,000 & $665,000

Median sale price

Median price $650,000 Property Type Unit 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	1/1 Stockade Av COBURG 3058	$620,000	14/02/2025
2	1/13 Clarendon St COBURG 3058	$625,000	13/03/2025
3	6/5 Industry La COBURG 3058	$640,000	22/12/2024

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: 30/04/2025 2:42

2/39 Service Street, Coburg Vic 3058

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2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$625,000 - $665,000
Median Unit Price
March quarter 2025: $650,000

Comparable Properties

1/1 Stockade Av COBURG 3058 (REI)

2 1 1

Price: $620,000
Method: Private Sale
Date: 14/02/2025
Property Type: Unit

Agent Comments



1/13 Clarendon St COBURG 3058 (REI)

2 1 1

Price: $625,000
Method: Private Sale
Date: 13/03/2025
Property Type: Apartment

Agent Comments



6/5 Industry La COBURG 3058 (REI/VG)

2 1 1

Price: $640,000
Method: Private Sale
Date: 22/12/2024
Property Type: Townhouse (Single)

Agent Comments

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