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	37 Kelson Street, Coburg Vic 3058

Indicative selling price

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

Range between $820,000 & $880,000

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	6 Parklane Mews COBURG 3058	$850,000	30/04/2025
2	39 Pentridge Blvd COBURG 3058	$846,000	13/03/2025
3	2/33 Munro St COBURG 3058	$868,000	08/02/2025

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: 26/05/2025 08:58

37 Kelson Street, Coburg Vic 3058

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3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$820,000 - $880,000
Median House Price
March quarter 2025: $1,250,000

Comparable Properties



6 Parklane Mews COBURG 3058 (REI)

3 2 1

Price: $850,000
Method: Private Sale
Date: 30/04/2025
Property Type: Townhouse (Single)

Agent Comments

I have included this property on our statement of information due to the fact that its on similar land size however it does have an extra bathroom.



39 Pentridge Blvd COBURG 3058 (REI/VG)

3 1 2

Price: $846,000
Method: Sold Before Auction
Date: 13/03/2025
Property Type: Townhouse (Res)

Agent Comments



2/33 Munro St COBURG 3058 (REI/VG)

3 1 1

Price: $868,000
Method: Auction Sale
Date: 08/02/2025
Property Type: Townhouse (Res)

Agent Comments

I have included this property on the statement of information for a similar reason which is due to the land size. Even though it is considered a townhouse due to the unit number, it still is a similar sized property inside.

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