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	59 Camera Walk, Coburg North Vic 3058

Indicative selling price

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

Range between $840,000 & $895,000

Median sale price

Median price $732,500 Property Type Unit Suburb Coburg North

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	1/35 Rollo St COBURG NORTH 3058	$830,000	01/02/2025
2	39 Pentridge Blvd COBURG 3058	$846,000	13/03/2025
3	1/2 Headley St COBURG NORTH 3058	$875,000	09/03/2025

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: 29/04/2025 11:36

59 Camera Walk, Coburg North Vic 3058

Colin Abbas
03 9403 9300
0414 659 635
colinabbas@jelliscraig.com.au



3 2 2

Rooms: 5
Property Type: Townhouse (Single)
Land Size: 203 sqm approx

Agent Comments

Indicative Selling Price
$840,000 - $895,000
Median Unit Price
March quarter 2025: $732,500

Comparable Properties

1/35 Rollo St COBURG NORTH 3058 (REI)

3 2 2

Price: $830,000
Method:
Date: 01/02/2025
Property Type: Townhouse (Single)

Agent Comments



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



1/2 Headley St COBURG NORTH 3058 (REI)

3 2 2

Price: $875,000
Method: Private Sale
Date: 09/03/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

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