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	28 Bell Street, Coburg Vic 3058

Indicative selling price

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

Single price $959,000

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	524 Murray Rd PRESTON 3072	$1,036,000	24/05/2025
2	284 Bell St COBURG 3058	$1,055,000	12/04/2025
3	39 Bell St COBURG 3058	$1,020,000	19/02/2025

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: 13/06/2025 11:49

28 Bell Street, Coburg Vic 3058

Cameron Pritchard
0408 037 482
cameronpritchard@jelliscraig.com.au



4 1 3

Property Type: House (Res)
Land Size: 520 sqm approx

Agent Comments

Indicative Selling Price
$959,000
Median House Price
March quarter 2025: $1,250,000

Comparable Properties



524 Murray Rd PRESTON 3072 (REI)

3 2 2

Price: $1,036,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)

Agent Comments

Off the main road. In Preston.



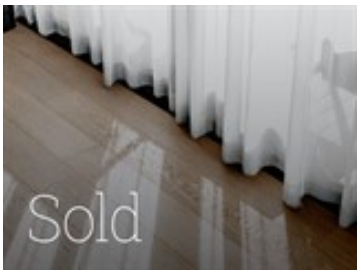
284 Bell St COBURG 3058 (REI)

4 1 2

Price: $1,055,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)

Agent Comments

Better condition. land is flat.



39 Bell St COBURG 3058 (REI)

3 1 2

Price: $1,020,000
Method: Private Sale
Date: 19/02/2025
Property Type: House

Agent Comments

On Bell Street.

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575

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