32 Shaftsbury Street, Coburg Vic 3058



4 Bed 2 Bath 5 Car
Rooms: 5
Property Type: House (Res)
Land Size: 405 sqm approx
Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
March quarter 2025: $1,250,000

Comparable Properties



81 Linda Street, Coburg 3058 (REI)

4 Bed 2 Bath 2 Car
Price: $1,850,000
Method: Private Sale
Date: 20/03/2025
Property Type: House
Agent Comments: Comparable land size and location Smaller internal size Comparable property



48 Shamrock Street, Brunswick West 3055 (REI)

4 Bed 2 Bath 2 Car
Price: $1,751,000
Method: Sold Before Auction
Date: 21/02/2025
Property Type: House (Res)
Agent Comments: Superior location Smaller house Brick construction Comparable land size Inferior property



5 Bent Street, Brunswick West 3055 (REI/VG)

4 Bed 2 Bath 2 Car
Price: $1,950,000
Method: Private Sale
Date: 10/12/2024
Property Type: House
Land Size: 536 sqm approx
Agent Comments: Larger land size Superior location Smaller house Comparable Property

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode: 32 Shaftsbury Street, Coburg Vic 3058

Indicative selling price

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

Range between: $1,800,000 & $1,900,000

Median sale price

Median price: $1,250,000 House: x Suburb: Coburg

Period - From: 01/01/2025 to: 31/03/2025 Source: REIV

Comparable property sales

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
81 Linda Street, COBURG 3058	$1,850,000	20/03/2025
48 Shamrock Street, BRUNSWICK WEST 3055	$1,751,000	21/02/2025
5 Bent Street, BRUNSWICK WEST 3055	$1,950,000	10/12/2024

This Statement of Information was prepared on: 05/05/2025 16:30