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	29 Pallett Street, Coburg North Vic 3058

Indicative selling price

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

Single price $1,485,000

Median sale price

Median price $1,040,000 Property Type House Suburb Coburg North

Period - From 01/04/2024 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	24a Lincoln Av COBURG NORTH 3058	$1,480,000	17/04/2025
2	4 Sylvan Gr PASCOE VALE 3044	$1,460,000	09/03/2025
3	10b Valerie St PASCOE VALE 3044	$1,330,000	05/03/2025

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: 13/05/2025 10:31

29 Pallett Street, Coburg North Vic 3058

Kieran Moloney
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4 2 2

Property Type: House
Land Size: 446 sqm approx

Indicative Selling Price
$1,485,000
Median House Price
Year ending March 2025: $1,040,000

Agent Comments

Modern home offering 4 bed + study, 2.5 bath, 2 living & double garage.

Comparable Properties



24a Lincoln Av COBURG NORTH 3058 (REI)

4 3 2

Price: $1,480,000
Method: Private Sale
Date: 17/04/2025
Property Type: House

Agent Comments

Single garage on smaller land.



4 Sylvan Gr PASCOE VALE 3044 (REI/VG)

3 2 2

Price: $1,460,000
Method: Sold Before Auction
Date: 09/03/2025
Property Type: House (Res)
Land Size: 615 sqm approx

Agent Comments

Single level home on larger land.



10b Valerie St PASCOE VALE 3044 (REI)

4 3 2

Price: $1,330,000
Method: Private Sale
Date: 05/03/2025
Property Type: House

Agent Comments

Single garage on smaller land.

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