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	52 High Street, Coburg Vic 3058

Indicative selling price

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

Range between $1,150,000 & $1,250,000

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	42 High St COBURG 3058	$1,215,000	07/12/2024
2	93 Murray Rd COBURG 3058	$1,145,000	01/03/2025
3	61 Barrow St COBURG 3058	$1,130,000	15/03/2025

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: 09/05/2025 14:02

52 High Street, Coburg Vic 3058

Sam Rigopoulos
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Property Type: House (Previously Occupied - Detached)
Land Size: 471 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
March quarter 2025: $1,250,000

Comparable Properties



42 High St COBURG 3058 (REI/VG)

3 | 1 | 4

Price: $1,215,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 589 sqm approx

Agent Comments



93 Murray Rd COBURG 3058 (VG)

3 | - | -

Price: $1,145,000
Method: Sale
Date: 01/03/2025
Property Type: Development Site (Res)
Land Size: 701 sqm approx

Agent Comments



61 Barrow St COBURG 3058 (REI)

3 | 1 | 1

Price: $1,130,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)

Agent Comments

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