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	47 Molesworth Street, Coburg Vic 3058

Indicative selling price

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

Single price $1,650,000

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	24 Belgrave St COBURG 3058	$1,641,000	21/06/2025
2	51 Queen St COBURG 3058	$1,610,000	13/03/2025
3			

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: 23/06/2025 12:17

47 Molesworth Street, Coburg Vic 3058

Yash Akpinar
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4 2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,650,000
Median House Price
March quarter 2025: $1,250,000

Comparable Properties



24 Belgrave St COBURG 3058 (REI)

4 2 1

Price: $1,641,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 566 sqm approx

Agent Comments



51 Queen St COBURG 3058 (REI/VG)

4 1 -

Price: $1,610,000
Method: Sold Before Auction
Date: 13/03/2025
Property Type: House (Res)
Land Size: 497 sqm approx

Agent Comments

This property has five bedrooms in total and is on a larger block size and better location being in Coburg West. Our home is recently renovated and extended but on far smaller land size

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. There have been no other properties that have sold at this price point in the surrounding area as it is very unique.

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