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: 13 Rollo Street, Coburg North Vic 3058

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

Median price $980,000 Property Type House Suburb Coburg North

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	3 Eileen St HADFIELD 3046	$800,000	12/03/2025
2			
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 17:11

13 Rollo Street, Coburg North Vic 3058

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2 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median House Price
March quarter 2025: $980,000

Comparable Properties



3 Eileen St HADFIELD 3046 (REI/VG)

2 1 1

Price: $800,000
Method: Private Sale
Date: 12/03/2025
Rooms: 3
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments

Similar weatherboard house within 2km of the property.

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.

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