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	12 Governors Road, Coburg Vic 3058

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,220,000 Property Type House Suburb Coburg

Period - From 01/07/2024 to 30/06/2025 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	31 Danthonia St COBURG NORTH 3058	$1,300,000	19/07/2025
2	6 Stockade Av COBURG 3058	$1,220,000	10/07/2025
3	21 Danthonia St COBURG NORTH 3058	$1,242,000	02/07/2025

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: 14/08/2025 14:06

12 Governors Road, Coburg Vic 3058

Irene Androulidakis
9379 2000
0419 345 017
ireneandroulidakis@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 361 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending June 2025: $1,220,000

Home was approximately built 20 years ago, custom built with big open plan kitchen, meals and family room, double garage with workshop with a bedroom downstairs, first floor with master bedroom and third bedroom sharing main king size bathroom with an enormous second living or 4th bedroom with balcony.

Comparable Properties



31 Danthonia St COBURG NORTH 3058 (REI)

4 2 2

Price: $1,300,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)

Agent Comments

Good comparable as in close proximity however this is at least 10 years younger with modern finishes, also superior as it has an allocated established bedroom, size of allotment similar.



6 Stockade Av COBURG 3058 (REI)

4 3 2

Price: $1,220,000
Method: Sold Before Auction
Date: 10/07/2025
Property Type: House (Res)

Agent Comments

Great comparable as in very close proximity, similar era built however Governors Rd is a stand alone home so superior. Stockade has extra bathrooms.



21 Danthonia St COBURG NORTH 3058 (REI/VG)

3 2 2

Price: $1,242,000
Method: Private Sale
Date: 02/07/2025
Property Type: House
Land Size: 299 sqm approx

Agent Comments

Good comparable as in close proximity, similar accommodation however Danthonia is newer built and modern finishes.

Account - Jellis Craig | P: 03 9379 2000

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