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	3 Linsey Street, Coburg Vic 3058

Indicative selling price

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

Range between $1,250,000 & $1,320,000

Median sale price

Median price $1,235,000 Property Type House Suburb Coburg

Period - From 01/04/2025 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	47 Hardwick St COBURG 3058	$1,311,000	23/08/2025
2	7 Hatton Gr COBURG 3058	$1,281,000	28/06/2025
3	34 Phillips St COBURG 3058	$1,251,000	21/05/2025

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: 25/08/2025 12:30

3 Linsey Street, Coburg Vic 3058

BARRYPLANT



3 1 2

Rooms: 6
Property Type: House
Land Size: 626 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,320,000
Median House Price
June quarter 2025: $1,235,000

Comparable Properties



47 Hardwick St COBURG 3058 (REI)

3 1 1

Price: $1,311,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)

Agent Comments



7 Hatton Gr COBURG 3058 (REI)

3 1 2

Price: $1,281,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 383 sqm approx

Agent Comments



34 Phillips St COBURG 3058 (REI/VG)

3 1 3

Price: $1,251,000
Method: Sold Before Auction
Date: 21/05/2025
Property Type: House
Land Size: 462 sqm approx

Agent Comments

Account - Barry Plant | P: 03 94605066 | F: 03 94605100

REIV THE DIFFERENCE | propertydata.com.au

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