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	102 Rose Street, Coburg Vic 3058

Indicative selling price

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

Range between $1,250,000 & $1,350,000

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	33 Lansdowne St PASCOE VALE SOUTH 3044	$1,325,000	06/09/2025
2	14 Statters St COBURG 3058	$1,350,000	24/07/2025
3	171 Gordon St COBURG 3058	$1,325,000	25/05/2025

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: 11/09/2025 16:22

102 Rose Street, Coburg Vic 3058

Elizabeth Kelly
9387 5888
0431 434 169
elizabethkelly@jelliscraig.com.au



4 1 2

Property Type: House
Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
June quarter 2025: $1,235,000

Comparable Properties



33 Lansdowne St PASCOE VALE SOUTH 3044 (REI)

4 1 4

Price: $1,325,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments



14 Statters St COBURG 3058 (REI)

4 2 2

Price: $1,350,000
Method: Private Sale
Date: 24/07/2025
Property Type: House
Land Size: 546 sqm approx

Agent Comments



171 Gordon St COBURG 3058 (REI/VG)

4 2 2

Price: $1,325,000
Method: Sold Before Auction
Date: 25/05/2025
Property Type: House (Res)
Land Size: 489 sqm approx

Agent Comments

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