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	74 The Avenue, 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	47 Hardwick St COBURG 3058	$1,311,000	23/08/2025
2	183 The Avenue COBURG 3058	$1,310,000	10/05/2025
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: 12/09/2025 10:02

74 The Avenue, Coburg Vic 3058

Nelson Alexander



3 1 1

Property Type: House
Land Size: 526 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
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



183 The Avenue COBURG 3058 (REI/VG)

2 1 1

Price: $1,310,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 372 sqm approx

Agent Comments

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.

Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155

REIV THE DIFFERENCE

propertydata .com.au

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