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	191 Gordon Street, Coburg Vic 3058

Indicative selling price

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

Range between $890,000 & $940,000

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	14 The Avenue COBURG 3058	$900,000	25/06/2025
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: 15/09/2025 12:09

191 Gordon Street, Coburg Vic 3058



3 1 2

Property Type: House
Land Size: 258 sqm approx

Agent Comments

Indicative Selling Price
$890,000 - $940,000
Median House Price
June quarter 2025: $1,235,000

Comparable Properties

14 The Avenue COBURG 3058 (VG)

3 - -

Price: $900,000
Method: Sale
Date: 25/06/2025
Property Type: House (Res)
Land Size: 209 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. There are no other comparable, brick attached homes of this size that have recently sold.

Account - Jellis Craig | P: 03 9387 5888

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