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	75 Donne Street, Coburg Vic 3058

Indicative selling price

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

Range between $1,430,000 & $1,530,000

Median sale price

Median price $1,250,000 Property Type House Suburb Coburg

Period - From 01/07/2025 to 30/09/2025 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	37 The Avenue COBURG 3058	$1,435,000	30/08/2025
2	28 Phillips St COBURG 3058	$1,439,000	17/05/2025
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: 10/10/2025 15:18

75 Donne Street, Coburg Vic 3058

Adrian Petrucelli
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3 2 3

Property Type: House
Land Size: 416 sqm approx

Agent Comments

Indicative Selling Price
$1,430,000 - $1,530,000
Median House Price
September quarter 2025: $1,250,000

Comparable Properties



37 The Avenue COBURG 3058 (REI/VG)

3 1 2

Price: $1,435,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 376 sqm approx

Agent Comments

Slightly smaller block 1 less bathroom



28 Phillips St COBURG 3058 (REI/VG)

3 1 1

Price: $1,439,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House
Land Size: 309 sqm approx

Agent Comments

Smaller block 1 less bathroom

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.

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