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	8 Bridges Avenue, Coburg North Vic 3058

Indicative selling price

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

Single price $1,225,000

Median sale price

Median price $1,117,500 Property Type House Suburb Coburg North

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	5 Sylvan Gr PASCOE VALE 3044	$1,231,000	15/11/2025
2	19 Armstrong St COBURG 3058	$1,250,000	20/09/2025
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: 03/12/2025 10:50

8 Bridges Avenue, Coburg North Vic 3058

Nelson Alexander



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,225,000
Median House Price
September quarter 2025: $1,117,500

Comparable Properties



5 Sylvan Gr PASCOE VALE 3044 (REI)

3 1 2

Price: $1,231,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 637 sqm approx

Agent Comments



19 Armstrong St COBURG 3058 (REI/VG)

4 3 2

Price: $1,250,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 417 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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