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	1/40 Shaftsbury Street, Coburg Vic 3058

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,220,000 Property Type House Suburb Coburg

Period - From 30/10/2024 to 29/10/2025 Source Property Data

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	25 Talbot St BRUNSWICK 3056	$920,000	11/10/2025
2	16 Collins St COBURG 3058	$961,000	01/10/2025
3	5a Holloway Rd BRUNSWICK 3056	$995,000	18/09/2025

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: 30/10/2025 15:13

1/40 Shaftsbury Street, Coburg Vic 3058

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
30/10/2024 - 29/10/2025: $1,220,000

Comparable Properties



25 Talbot St BRUNSWICK 3056 (REI)

2 | 1 | -

Price: $920,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)

Agent Comments



16 Collins St COBURG 3058 (REI)

2 | 1 | -

Price: $961,000
Method: Private Sale
Date: 01/10/2025
Property Type: House
Land Size: 207 sqm approx

Agent Comments



5a Holloway Rd BRUNSWICK 3056 (REI)

3 | 1 | 1

Price: $995,000
Method: Private Sale
Date: 18/09/2025
Property Type: House (Res)

Agent Comments

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423

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