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	159 Ohea Street, Coburg Vic 3058

Indicative selling price

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

Range between $1,000,000 & $1,100,000

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	1 Hawthorn St COBURG 3058	$1,085,000	11/10/2025
2	10 Ohea St COBURG 3058	$1,120,000	12/09/2025
3	171 Ohea St COBURG 3058	$1,050,000	28/07/2025

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: 29/10/2025 14:02

159 Ohea Street, Coburg Vic 3058

JellisCraig

Nigel Harry
03 9403 9300
0412 464 116
nigelharry@jelliscraig.com.au



3 1 1

Property Type: House (Res)
Land Size: 266 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
September quarter 2025: $1,250,000

Comparable Properties



1 Hawthorn St COBURG 3058 (REI)

3 1 -

Price: $1,085,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 377 sqm approx

Agent Comments



10 Ohea St COBURG 3058 (REI)

3 2 1

Price: $1,120,000
Method: Private Sale
Date: 12/09/2025
Property Type: House
Land Size: 395 sqm approx

Agent Comments



171 Ohea St COBURG 3058 (VG)

3 - -

Price: $1,050,000
Method: Sale
Date: 28/07/2025
Property Type: House (Res)
Land Size: 282 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE | propertydata.com.au

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