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	23 Linsey Street, Coburg Vic 3058

Indicative selling price

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

Range between $1,200,000 & $1,250,000

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	26 Main St COBURG 3058	$1,240,000	25/10/2025
2	3 Station St COBURG 3058	$1,205,000	25/10/2025
3	23 Abeckett St COBURG 3058	$1,222,000	30/08/2025

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 09:42

23 Linsey Street, Coburg Vic 3058

JellisCraig

David Major
03 9070 5095
0405 690 761
davidmajor@jelliscraig.com.au



3 1 2

Property Type: House (Res)
Land Size: 419m2 sqm approx

Indicative Selling Price
$1,200,000 - $1,250,000
Median House Price
September quarter 2025: $1,250,000

Agent Comments

Tucked in a top spot, metres to sporting facilities and popular Bush Reserve, this generously designed three bedroom plus study Californian Bungalow comes complete with a private entertainer's garden and inspiring opportunities for smart buyers to add their own touches.

Comparable Properties



26 Main St COBURG 3058 (REI)

3 1 -

Price: $1,240,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 427 sqm approx

Agent Comments



3 Station St COBURG 3058 (REI)

3 1 1

Price: $1,205,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 432 sqm approx

Agent Comments



23 Abeckett St COBURG 3058 (REI/VG)

3 1 3

Price: $1,222,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 372 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata.com.au

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