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	27 Sutherland Street, Coburg Vic 3058

Indicative selling price

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

Range between $880,000 & $940,000

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	27 Audley St COBURG 3058	$931,000	20/09/2025
2	19 Railway Pl COBURG 3058	$907,500	11/08/2025
3	82a Murray St COBURG 3058	$883,000	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: 28/10/2025 12:06

27 Sutherland Street, Coburg Vic 3058

Nelson Alexander



2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$880,000 - $940,000
Median House Price
September quarter 2025: $1,250,000

Comparable Properties



27 Audley St COBURG 3058 (REI)

2 1 -

Price: $931,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)

Agent Comments



19 Railway Pl COBURG 3058 (VG)

2 - -

Price: $907,500
Method: Sale
Date: 11/08/2025
Property Type: House (Res)
Land Size: 168 sqm approx

Agent Comments



82a Murray St COBURG 3058 (REI)

2 1 1

Price: $883,000
Method: Private Sale
Date: 28/07/2025
Property Type: House

Agent Comments

Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155

REIV THE DIFFERENCE

propertydata.com.au

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