

# 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 Walsh Street, Coburg Vic 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,170,000

Property Type House

Suburb Coburg

Period - From 11/03/2024

to

10/03/2025

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	37c Anketell St COBURG 3058	\$1,180,000	07/02/2025
2	31 Wellington St COBURG 3058	\$1,121,000	12/11/2024
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:

11/03/2025 08:15

1 Walsh Street, Coburg Vic 3058



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**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

11/03/2024 - 10/03/2025: \$1,170,000



**Property Type:**

Agent Comments

## Comparable Properties



**37c Anketell St COBURG 3058 (REI)**

Agent Comments



**Price:** \$1,180,000

**Method:** Auction Sale

**Date:** 07/02/2025

**Property Type:** House



**31 Wellington St COBURG 3058 (REI/VG)**

Agent Comments



**Price:** \$1,121,000

**Method:** Auction Sale

**Date:** 12/11/2024

**Property Type:** House (Res)

**Land Size:** 280 sqm approx

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 - Jellis Craig | P: 03 9403 9300**



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