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 | 106 Munro Street, Coburg Vic 3058 |
|----------------------|-----------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

Median sale price

| Median price | \$1,215,000 | Pro | perty Type | House | | Suburb | Coburg |
|---------------|-------------|-----|------------|-------|--------|----------|--------|
| Period - From | 10/10/2024 | to | 09/10/2025 | | 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

| Add | dress of comparable property | Price | Date of sale |
|-----|--|-----------|--------------|
| 1 | 1/37 Queen St COBURG 3058 | \$912,500 | 02/10/2025 |
| 2 | 4/37 Victoria St COBURG 3058 | \$899,000 | 13/08/2025 |
| 3 | 129 Melville Rd PASCOE VALE SOUTH 3044 | \$947,000 | 22/05/2025 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 10/10/2025 09:39 |
|--|------------------|









Indicative Selling Price \$880,000 - \$950,000 **Median House Price** 10/10/2024 - 09/10/2025: \$1,215,000

Comparable Properties



1/37 Queen St COBURG 3058 (REI)

Price: \$912,500

Method: Sold Before Auction

Date: 02/10/2025

Property Type: Townhouse (Single) Land Size: 131 sqm approx

Agent Comments



4/37 Victoria St COBURG 3058 (REI/VG)

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Agent Comments

Price: \$899,000

Method: Sold Before Auction

Date: 13/08/2025

Property Type: Townhouse (Res)



129 Melville Rd PASCOE VALE SOUTH 3044 (REI/VG)

Price: \$947,000

Method: Sold Before Auction

Date: 22/05/2025

Property Type: House (Res) Land Size: 470 sqm approx **Agent Comments**

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372





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