

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11A LEVER STREET COBURG VIC 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,172,500

Property type

House

Suburb

Coburg

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

19 RAINER STREET PASCOE VALE SOUTH VIC 3044	1150000	06-Jun-25
23A SAUNDERS STREET COBURG VIC 3058	1745000	02-Jul-25
4 LARNOO AVENUE BRUNSWICK WEST VIC 3055	1535000	04-Jul-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 11 October 2025



**19 RAINER STREET PASCOE VALE
SOUTH VIC 3044**

4 3 1

Sold Price

1150000

Sold Date

06-Jun-25

Distance

1.07km

**23A SAUNDERS STREET COBURG
VIC 3058**

4 3 2

Sold Price

1745000

Sold Date

02-Jul-25

Distance

0.19km



**4 LARNOO AVENUE BRUNSWICK
WEST VIC 3055**

4 4 2

Sold Price

^{RS} **1535000**

Sold Date

04-Jul-25

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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