

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

142A The Avenue Avenue, Coburg Vic 3058

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$1,220,000 Property Type House Suburb Coburg

Period - From 25/11/2024 to 24/11/2025 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	24 Watchtower Rd COBURG 3058	\$875,000	12/07/2025
2	89 Nicholson St COBURG 3058	\$920,000	30/05/2025
3	789 Bell St COBURG 3072	\$890,000	28/05/2025

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:

25/11/2025 12:39

142A The Avenue Avenue, Coburg Vic 3058



 3  1  2

Property Type: House
Land Size: 239 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$930,000
Median House Price
25/11/2024 - 24/11/2025: \$1,220,000

Comparable Properties



24 Watchtower Rd COBURG 3058 (REI/VG)

Agent Comments

 3  2  2

Price: \$875,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 159 sqm approx



89 Nicholson St COBURG 3058 (REI/VG)

Agent Comments

 3  1  1

Price: \$920,000
Method: Private Sale
Date: 30/05/2025
Property Type: House
Land Size: 445 sqm approx

789 Bell St COBURG 3072 (VG)

Agent Comments

 2  -  -

Price: \$890,000
Method: Sale
Date: 28/05/2025
Property Type: House - Duplex (Semi-detached)
Land Size: 383 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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