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	14b Donne Street, Coburg Vic 3058
Including suburb and	-
postcode	

Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,250,000	Pro	perty 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.

Ad	dress of comparable property	Price	Date of sale
1	37 The Avenue COBURG 3058	\$1,435,000	30/08/2025
2	47 Railway Pl COBURG 3058	\$1,500,000	21/06/2025
3	32a Thistle St BRUNSWICK 3056	\$1,510,000	02/06/2025

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:	20/11/2025 12:19











Property Type: Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 **Median House Price** September quarter 2025: \$1,250,000

Comparable Properties



37 The Avenue COBURG 3058 (REI/VG)

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Price: \$1,435,000 Method: Auction Sale Date: 30/08/2025

Property Type: House (Res) Land Size: 376 sqm approx Agent Comments



47 Railway PI COBURG 3058 (REI/VG)







Agent Comments

Price: \$1,500,000 Method: Auction Sale Date: 21/06/2025

Property Type: House (Res)



32a Thistle St BRUNSWICK 3056 (REI/VG)

3





Agent Comments

Price: \$1,510,000

Method: Sold Before Auction

Date: 02/06/2025

Property Type: House (Res) Land Size: 229 sqm approx

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788



