

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

14b Donne Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,250,000

Property 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.

	Address 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)

Agent Comments



Price: \$1,435,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 376 sqm approx



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)

Agent Comments



Price: \$1,510,000
Method: Sold Before Auction
Date: 02/06/2025
Property Type: House (Res)
Land Size: 229 sqm approx