

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

189 Nicholson Street, Coburg Vic 3058

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,273,000 Property Type House Suburb Coburg

Period - From 01/04/2025 to 31/03/2026 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	43 Sargood St COBURG 3058	\$868,000	30/05/2026
2	63 Connolly Av COBURG 3058	\$902,000	12/05/2026
3	35 Ronald St COBURG 3058	\$870,000	13/12/2025

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:

15/06/2026 16:57



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending March 2026: \$1,273,000

Comparable Properties



43 Sargood St COBURG 3058 (REI)

Agent Comments

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Price: \$868,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 304 sqm approx



63 Connolly Av COBURG 3058 (REI)

Agent Comments

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Price: \$902,000

Method: Sold Before Auction

Date: 12/05/2026

Property Type: House (Res)



35 Ronald St COBURG 3058 (VG)

Agent Comments

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Price: \$870,000

Method: Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 485 sqm approx

Account - VICPROP | P: 03 8888 1011