

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

3 Fraser Street, Coburg Vic 3058

Indicative selling price

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

Single price

\$1,300,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Coburg

Period - From

01/01/2025

to

31/03/2025

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 | 3 Rolland St COBURG 3058 | \$1,266,000 | 28/06/2025 |
| 2 | 33 Wellington St COBURG 3058 | \$1,350,000 | 22/05/2025 |
| 3 | | | |

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:

29/06/2025 09:47



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Indicative Selling Price

\$1,300,000

Median House Price

March quarter 2025: \$1,250,000



3 1 1

Property Type: House

Agent Comments

Comparable Properties



3 Rolland St COBURG 3058 (REI)

Agent Comments

3 2 -

Price: \$1,266,000

Method: Auction Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 251 sqm approx



33 Wellington St COBURG 3058 (REI)

Agent Comments

3 1 1

Price: \$1,350,000

Method: Auction Sale

Date: 22/05/2025

Rooms: 5

Property Type: House (Res)

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.