

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

4 Kerferd Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$1,235,000

Property Type House

Suburb Coburg

Period - From 01/04/2025

to

30/06/2025

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	8b Stennis St PASCOE VALE 3044	\$1,815,000	08/08/2025
2	50 High St COBURG 3058	\$1,833,000	10/07/2025
3	47 Molesworth St COBURG 3058	\$1,640,000	25/06/2025

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:

16/09/2025 11:54

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4 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

June quarter 2025: \$1,235,000

Comparable Properties



8b Stennis St PASCOE VALE 3044 (REI)

Agent Comments

4 3 2

Price: \$1,815,000

Method: Private Sale

Date: 08/08/2025

Property Type: House

Land Size: 350 sqm approx



50 High St COBURG 3058 (REI/VG)

Agent Comments

4 2 1

Price: \$1,833,000

Method: Sold Before Auction

Date: 10/07/2025

Property Type: House (Res)

Land Size: 468 sqm approx



47 Molesworth St COBURG 3058 (REI/VG)

Agent Comments

4 2 1

Price: \$1,640,000

Method: Private Sale

Date: 25/06/2025

Property Type: House

Land Size: 371 sqm approx

Account - Whitefox Real Estate | P: 96459699



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