

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

62 QUEEN STREET COBURG VIC 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,181,500

Property type

House

Suburb

Coburg

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

123 REYNARD STREET COBURG VIC 3058	\$1,080,000	16-Aug-25
32 SAUNDERS STREET COBURG VIC 3058	\$1,000,000	24-Apr-25
51 JAMIESON STREET COBURG VIC 3058	\$1,000,000	02-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 08 September 2025



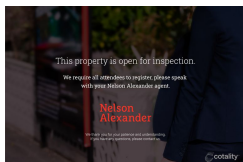
123 REYNARD STREET COBURG VIC 3058

3 1 1

Sold Price

^{RS} \$1,080,000 Sold Date 16-Aug-25

Distance 0.26km



32 SAUNDERS STREET COBURG VIC 3058

3 1 2

Sold Price

\$1,000,000 Sold Date 24-Apr-25

Distance 0.3km



51 JAMIESON STREET COBURG VIC 3058

3 1 1

Sold Price

^{RS} \$1,000,000 Sold Date 02-Aug-25

Distance 0.57km

RS = Recent sale

UN = Undisclosed Sale

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