

## 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 67 Phillips Street, Coburg, VIC 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$1,500,000 & \$1,650,000

### Median sale price

Median price \$1,222,000 Property Type House Suburb Coburg (3058)

Period - From 01/09/2026 to 28/02/2026 Source Cotality

### Comparable property sales

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
102 SHAFTSBURY STREET, COBURG VIC 3058	\$1,620,000	07/03/2026
17 KENDALL STREET, COBURG VIC 3058	\$1,530,000	21/11/2025
3 BECKWITH STREET, COBURG VIC 3058	\$1,653,500	29/11/2025

This Statement of Information was prepared on: 18/09/2026