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 | 67 Phillips Street, Coburg, VIC 3058 |
| postcode | |

Indicative selling price

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

| Price Range | \$1,800,000 | & | \$1,925,000 |
|-------------|-------------|---|-------------|
|-------------|-------------|---|-------------|

Median sale price

| Median price | \$1,200,000 | | Property Typ | e Hous | е | Suburb | Coburg (3058) |
|---------------|-------------|----|--------------|--------|----------|--------|---------------|
| Period - From | 01/05/2025 | to | 31/10/2025 | Source | Cotality | | |

Comparable property sales

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 |
|---------------------------------------|-------------|--------------|
| 34 SARGOOD STREET, COBURG VIC 3058 | \$1,840,000 | 14/10/2025 |
| 50 HIGH STREET, COBURG VIC 3058 | \$1,833,000 | 10/07/2025 |
| 32 SHAFTSBURY STREET, COBURG VIC 3058 | \$1,921,000 | 31/05/2025 |

| This Statement of Information was prepared on: | 10/11/2025 |
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