


The Ray White logo is positioned in the top right corner of the page. It consists of the words "RayWhite." in a bold, black, sans-serif font, set against a solid yellow rectangular background.

**RayWhite.**

A hand is holding a white signpost with a yellow circular top. The number "15" is printed in a large, bold, grey font on the yellow circle. The background is a blurred green and brown bokeh.

**15**

A hand is holding a white signpost with a yellow circular top. The number "19" is printed in a large, bold, grey font on the yellow circle. The background is a blurred green and brown bokeh.

**19**

# Statement of information

67THEGROVE, COBURG, VIC 3058  
PREPARED BY BLAZE BROWN, RAY WHITE BRUNSWICK

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**67 THE GROVE, COBURG, VIC 3058**

4 3 1

### Indicative Selling Price

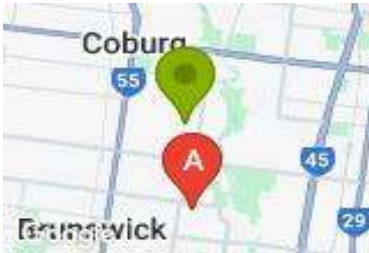
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range:

**\$2,600,000 to \$2,750,000**

Provided by: Blaze Brown, Ray White Brunswick

## MEDIAN SALE PRICE



**COBURG, VIC, 3058**

Suburb Median Sale Price (House)

**\$1,165,000**

01 July 2024 to 30 June 2025

Provided by: pricefinder

## COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



**57 GLENMORGAN ST, BRUNSWICK EAST, VIC**

4 2 2

Sale Price

**\$2,850,000**

Sale Date: 26/02/2025

Distance from Property: 1.2km



## Statement of Information

# Singleresidentialproperty located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the **Estate Agents Act 1980**.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale


Address  
Including suburb and  
postcode 67 THE GROVE, COBURG, VIC 3058

### Indicative selling price

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

Price Range: \$2,600,000 to \$2,750,000

### Median sale price

Median price	\$1,165,000	Property type	House	Suburb	COBURG
Period	01 July 2024 to 30 June 2025		Source		

### Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
57 GLENMORGAN ST, BRUNSWICK EAST, VIC 3057	\$2,850,000	26/02/2025

This Statement of Information was prepared on: 02/07/2025