

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

21 SALISBURY 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

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,155,000

Property type

House

Suburb

Coburg

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

14 COBURG STREET COBURG VIC 3058	\$1,470,000	10-May-25
27A HOBSON STREET THORNBURY VIC 3071	\$1,270,000	09-Apr-25
52 HIGH STREET COBURG VIC 3058	\$1,230,000	06-May-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: 24 June 2025



14 COBURG STREET COBURG VIC 3058

Sold Price

^{RS} **\$1,470,000**

Sold Date

10-May-25

3

1

1

Distance

0.71km



27A HOBSON STREET THORNBURY VIC 3071

Sold Price

\$1,270,000

Sold Date

09-Apr-25

3

1

2

Distance

1.85km



52 HIGH STREET COBURG VIC 3058

Sold Price

^{RS} **\$1,230,000** ^{UN}

Sold Date

06-May-25

3

1

2

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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