

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

42 HOLROYD 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,500

Property type

House

Suburb

Coburg

Period-from

01 Mar 2025

to

28 Feb 2026

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

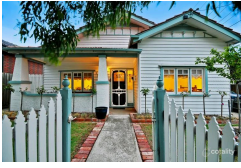
Date of sale

159 OHEA STREET COBURG VIC 3058	\$1,150,000	07-Nov-25
19 ARMSTRONG STREET COBURG VIC 3058	\$1,250,000	20-Sep-25
18 ABECKETT STREET COBURG VIC 3058	\$1,280,000	04-Dec-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: 06 March 2026



159 OHEA STREET COBURG VIC 3058

Sold Price

\$1,150,000

Sold Date **07-Nov-25**

3 1 1

Distance **0.51km**



19 ARMSTRONG STREET COBURG VIC 3058

Sold Price

\$1,250,000

Sold Date **20-Sep-25**

4 3 2

Distance **0.48km**



18 ABECKETT STREET COBURG VIC 3058

Sold Price

\$1,280,000

Sold Date **04-Dec-25**

3 2 2

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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