

# 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

26 Salisbury 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)

Range between \$1,450,000 & \$1,550,000

### Median sale price

Median price \$1,280,000 Property Type House Suburb Coburg

Period - From 01/10/2025 to 31/12/2025 Source REIV

### 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 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
1	4a Florence St COBURG 3058	\$1,640,000	11/11/2025
2			
3			

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 six months.

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 5  4  2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median House Price**

December quarter 2025: \$1,280,000

## Comparable Properties



**4a Florence St COBURG 3058 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$1,640,000

**Method:** Private Sale

**Date:** 11/11/2025

**Property Type:** House

**Land Size:** 315 sqm approx

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 six months. There has only been one dual occupancy that is sold within the last six months. 26 Salisbury Street, Coburg is a near new five bedroom, four bathroom and two carspace property with limited comparable sales that have transacted within the last 6 months.