

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

60 Bruce Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

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	4 Rogers St COBURG 3058	\$1,425,000	14/03/2026
2	25 Webb St COBURG 3058	\$1,400,000	11/03/2026
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.

This Statement of Information was prepared on:

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

December quarter 2025: \$1,280,000

**Property Type:** House**Land Size:** 467.124 sqm approx

Agent Comments

Comparable Properties

**4 Rogers St COBURG 3058 (REI)**

Agent Comments

**Price:** \$1,425,000**Method:** Auction Sale**Date:** 14/03/2026**Property Type:** House (Res)**25 Webb St COBURG 3058 (REI)**

Agent Comments

**Price:** \$1,400,000**Method:** Sold Before Auction**Date:** 11/03/2026**Property Type:** House (Res)

Webb Street is located within 2km of Bruce Street and features a similar faade and overall home style. While it sits north of Bell Street generally considered a less desirable pocketit does offer the added benefit of a second bathroom.

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.

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575



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