

# 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

14 Linsey 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 \$1,300,000 & \$1,400,000

### 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	57 Garnet St BRUNSWICK 3056	\$1,330,000	19/02/2026
2	37 Waverley Pde PASCOE VALE SOUTH 3044	\$1,310,000	11/12/2025
3	68 Saunders St COBURG 3058	\$1,391,000	06/12/2025

**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:

25/02/2026 10:53

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**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

December quarter 2025: \$1,280,000



3   1   1

**Property Type:** House (Res)

**Land Size:** 483 sqm approx

Agent Comments

## Comparable Properties



**57 Garnet St BRUNSWICK 3056 (REI)**

Agent Comments

3   1   1

**Price:** \$1,330,000

**Method:** Sold Before Auction

**Date:** 19/02/2026

**Property Type:** House (Res)



**37 Waverley Pde PASCOE VALE SOUTH 3044 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$1,310,000

**Method:** Private Sale

**Date:** 11/12/2025

**Property Type:** House

**Land Size:** 544 sqm approx



**68 Saunders St COBURG 3058 (REI/VG)**

Agent Comments

3   1   3

**Price:** \$1,391,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** House (Res)

**Land Size:** 408 sqm approx

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