

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

77 The Grove, Coburg Vic 3058

Indicative selling price

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

Range between

\$2,600,000

&

\$2,750,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Coburg

Period - From

01/05/2025

to

30/04/2026

Source

Property Data

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		
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.

This Statement of Information was prepared on:

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Indicative Selling Price

\$2,600,000 - \$2,750,000

Median House Price

01/05/2025 - 30/04/2026: \$1,250,000



Property Type:

Divorce/Estate/Family Transfers

Land Size: 981 sqm approx

Agent Comments

Comparable Properties

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. Unique property in a highly desirable location with very large block. No comparable sales in the last 6 months.

Account - Jellis Craig | P: 03 9387 5888



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