

# 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

2/17 Sutherland 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$582,500 Property Type Unit 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		
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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Yash Akpinar  
03 9387 5888  
0434 813 050

YashAkpinar@jellisrcraig.com.au

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median Unit Price**

December quarter 2025: \$582,500



 3  2  1

**Property Type:** Townhouse

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. There have been no other sales in the last six months and within two kilometres that compare to this home.

Account - Jellis Craig | P: 03 9387 5888



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