

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

9 Rolls Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,070,000 & \$1,170,000

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	25 Champ St COBURG 3058	\$1,100,000	17/11/2025
2	40 Rodda St COBURG 3058	\$1,230,000	13/09/2025
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

\$1,070,000 - \$1,170,000

Median House Price

December quarter 2025: \$1,280,000



Rooms: 3

Property Type: House (Res)

Land Size: 288 sqm approx

Agent Comments

Comparable Properties



25 Champ St COBURG 3058 (REI/VG)

Agent Comments



Price: \$1,100,000

Method: Sold Before Auction

Date: 17/11/2025

Property Type: House (Res)

Land Size: 274 sqm approx



40 Rodda St COBURG 3058 (REI/VG)

Agent Comments



Price: \$1,230,000

Method: Sold Before Auction

Date: 13/09/2025

Property Type: House (Res)

Land Size: 250 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.

Account - Jellis Craig | P: 03 9387 5888