

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

48 Rose Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

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	24 Lochinvar St PASCOE VALE SOUTH 3044	\$1,790,000	30/11/2025
2	3 Beckwith St COBURG 3058	\$1,635,500	29/11/2025
3	67 Gordon St COBURG 3058	\$1,765,000	11/10/2025

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:

04/03/2026 15:21

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4 2 2

Property Type: House
Land Size: 500 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
December quarter 2025: \$1,280,000

Comparable Properties



24 Lochinvar St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

4 2 2

Price: \$1,790,000
Method: Private Sale
Date: 30/11/2025
Property Type: House (Res)



3 Beckwith St COBURG 3058 (REI/VG)

Agent Comments

4 2 2

Price: \$1,635,500
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 500 sqm approx



67 Gordon St COBURG 3058 (REI/VG)

Agent Comments

5 2 3

Price: \$1,765,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 509 sqm approx

Account - Whitefox Real Estate | P: 96459699



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