

# 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

1 Montifore 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 \$1,000,000 & \$1,100,000

### 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	1 Hardwick St COBURG 3058	\$1,095,000	26/11/2025
2	27 Sutherland St COBURG 3058	\$1,058,000	21/11/2025
3	25 Champ St COBURG 3058	\$1,100,000	17/11/2025

**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:

27/01/2026 09:33



2 1 1

**Property Type:** House  
**Land Size:** 537 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
December quarter 2025: \$1,280,000

## Comparable Properties



**1 Hardwick St COBURG 3058 (REI)**

**Agent Comments**

2 1 2

**Price:** \$1,095,000  
**Method:** Sold Before Auction  
**Date:** 26/11/2025  
**Property Type:** House (Res)



**27 Sutherland St COBURG 3058 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$1,058,000  
**Method:** Sold Before Auction  
**Date:** 21/11/2025  
**Property Type:** House (Res)  
**Land Size:** 202 sqm approx



**25 Champ St COBURG 3058 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$1,100,000  
**Method:** Sold Before Auction  
**Date:** 17/11/2025  
**Property Type:** House (Res)  
**Land Size:** 274 sqm approx

**Account - Nelson Alexander** | P: 03 9354 6144 | F: 03 9354 6155