

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

54 Munro Street, Coburg Vic 3058

Indicative selling price

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

Range between \$960,000 & \$1,050,000

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.

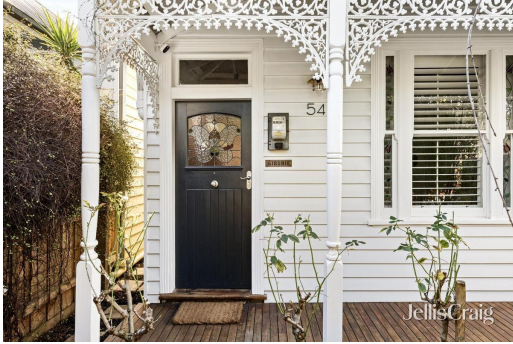
	Address of comparable property	Price	Date of sale
1	3 The Avenue COBURG 3058	\$1,000,000	06/12/2025
2	53 Campbell St COBURG 3058	\$990,000	22/11/2025
3	29 Audley St COBURG 3058	\$1,025,000	01/11/2025

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:

03/03/2026 09:49



Property Type: House
Land Size: 289 sqm approx
Agent Comments

Indicative Selling Price

\$960,000 - \$1,050,000

Median House Price

December quarter 2025: \$1,280,000

Comparable Properties



3 The Avenue COBURG 3058 (REI/VG)



Price: \$1,000,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 319 sqm approx

Agent Comments

The Avenue is located within 2km of Munro Street and offers similar accommodation. However, unlike Munro Street, The Avenue remains in its original condition and has not undergone any recent renovations.



53 Campbell St COBURG 3058 (REI)



Price: \$990,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 276 sqm approx

Agent Comments

Campbell Street is located within 2km of Munro Street and offers similar accommodation. However, unlike Munro Street, Campbell Street remains in its original condition and has not undergone any recent renovations.



29 Audley St COBURG 3058 (REI/VG)



Price: \$1,025,000
Method: Auction Sale
Date: 01/11/2025
Property Type: House (Res)
Land Size: 193 sqm approx

Agent Comments

Audley Street is located within 2km of Munro Street and offers a very similar floor plan, having also been recently updated. However, like Munro Street, it does not feature an outdoor entertaining area and does not provide off-street parking. Audley Street also faces a train

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