

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

241 Elizabeth Street, Coburg North Vic 3058

Indicative selling price

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

Range between \$1,090,000

&

\$1,190,000

Median sale price

Median price \$1,066,000

Property Type House

Suburb Coburg North

Period - From 25/08/2025

to

24/08/2026

Source Property Data

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	6 Alexander Av COBURG NORTH 3058	\$1,120,000	09/05/2026
2	1 Tilley St COBURG NORTH 3058	\$1,140,000	09/05/2026
3	18 Suvla Gr COBURG NORTH 3058	\$1,100,000	29/04/2026

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:

25/08/2026 14:02



3 2 2

Property Type: House (Res)

Land Size: 524 sqm approx

Agent Comments

Comparable Properties



6 Alexander Av COBURG NORTH 3058 (REI/VG)

Agent Comments

3 1 1

Price: \$1,120,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 635 sqm approx



1 Tilley St COBURG NORTH 3058 (REI/VG)

Agent Comments

3 2 2

Price: \$1,140,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 669 sqm approx



18 Suvla Gr COBURG NORTH 3058 (REI/VG)

Agent Comments

3 1 4

Price: \$1,100,000

Method: Private Sale

Date: 29/04/2026

Property Type: House

Land Size: 689 sqm approx