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	4 GEAKE STREET COBURG VIC 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,250,000	&	$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,172,500	Property type	House	Suburb	Coburg
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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 6 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
37A SERVICE STREET COBURG VIC 3058	$1,280,000	30-Sep-25
37B SERVICE STREET COBURG VIC 3058	$1,275,000	11-Oct-25

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 6 months.

This Statement of Information was prepared on: 24 October 2025