

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

3 SMITH STREET COBURG NORTH 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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,010,000

Property type

House

Suburb

Coburg North

Period-from

01 Nov 2024

to

31 Oct 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

6 SMITH STREET COBURG NORTH VIC 3058	-	15-Nov-25
24 NORRIS STREET COBURG NORTH VIC 3058	\$930,000	15-Nov-25
3 CLAREMONT STREET COBURG NORTH VIC 3058	\$910,000	23-Aug-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: 19 November 2025

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6 SMITH STREET COBURG NORTH VIC 3058

 4  1  1

Sold Price

^{RS} - ^{UN}

Sold Date **15-Nov-25**

Distance **0.05km**



24 NORRIS STREET COBURG NORTH VIC 3058

 3  2  1

Sold Price

^{RS} **\$930,000**

Sold Date **15-Nov-25**

Distance **0.5km**



3 CLAREMONT STREET COBURG NORTH VIC 3058

 4  1  1

Sold Price

^{RS} **\$910,000**

Sold Date **23-Aug-25**

Distance **1.78km**

RS = Recent sale **UN** = Undisclosed Sale

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