

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

97 MOORE 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

\$1,450,000

&

\$1,595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,207,500

Property type

House

Suburb

Coburg

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

74 THE AVENUE COBURG VIC 3058	1556000	11-Oct-25
23 LINSEY STREET COBURG VIC 3058	1446000	22-Nov-25
3 LINSEY STREET COBURG VIC 3058	1455000	20-Oct-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 03 February 2026

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**74 THE AVENUE COBURG VIC
3058**

 3  1  1

Sold Price

1556000

Sold Date

11-Oct-25

Distance

-



**23 LINSEY STREET COBURG VIC
3058**

 3  1  2

Sold Price

1446000

Sold Date

22-Nov-25

Distance

-



**3 LINSEY STREET COBURG VIC
3058**

 3  1  1

Sold Price

1455000

Sold Date

20-Oct-25

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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