

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

3/40-42 JERSEY 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

\$1,020,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,500

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 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

34A ROSE STREET COBURG VIC 3058	\$1,019,000	15-Sep-25
25 SUTHERLAND STREET COBURG VIC 3058	\$1,058,000	21-Nov-25
187C BELL STREET COBURG VIC 3058	\$1,085,000	18-Dec-25

OR

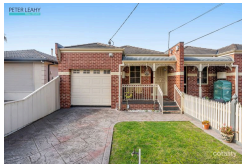
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 27 February 2026

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34A ROSE STREET COBURG VIC 3058

Sold Price

\$1,019,000

Sold Date

15-Sep-25

 3

 1

 1

Distance

1.32km



25 SUTHERLAND STREET COBURG VIC 3058

Sold Price

\$1,058,000

Sold Date

21-Nov-25

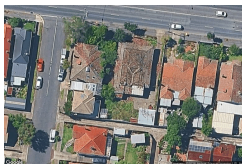
 3

 1

 1

Distance

0.85km



187C BELL STREET COBURG VIC 3058

Sold Price

\$1,085,000

Sold Date

18-Dec-25

 3

 2

 -

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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