

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

or range
between

\$870,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,222,000

Property type

House

Suburb

Coburg

Period-from

01 Mar 2025

to

28 Feb 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

3/117 GORDON STREET COBURG VIC 3058	\$920,000	28-Feb-26
1/37 QUEEN STREET COBURG VIC 3058	\$912,500	29-Sep-25
11 SMITH STREET COBURG NORTH VIC 3058	\$990,000	05-Feb-26

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: 23 March 2026



**3/117 GORDON STREET COBURG
VIC 3058**

 3  1  1

Sold Price

^{RS} **\$920,000** Sold Date **28-Feb-26**

Distance **1.39km**



**1/37 QUEEN STREET COBURG VIC
3058**

 3  1  1

Sold Price

\$912,500 Sold Date **29-Sep-25**

Distance **1.97km**



**11 SMITH STREET COBURG NORTH
VIC 3058**

 3  2  2

Sold Price

\$990,000 Sold Date **05-Feb-26**

Distance **0.99km**

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

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