

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

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,222,500

Property type

House

Suburb

Coburg

Period-from

01 Apr 2025

to

31 Mar 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
12-14 MCMAHONS ROAD COBURG NORTH VIC 3058	\$865,000	28-Mar-26
25A CARINGA STREET PASCOE VALE VIC 3044	\$820,000	26-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: 14 April 2026



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

 3  1  1

Sold Price

^{RS} **\$920,000**

Sold Date **28-Feb-26**

Distance **1.39km**



**12-14 MCMAHONS ROAD COBURG
NORTH VIC 3058**

 3  2  1

Sold Price

^{RS} **\$865,000**

Sold Date **28-Mar-26**

Distance **1.68km**



**25A CARINGA STREET PASCOE
VALE VIC 3044**

 3  2  1

Sold Price

\$820,000

Sold Date **26-Oct-25**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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