

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

1/1 Shackell Street, Coburg Vic 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000

&

\$950,000

Median sale price

Median price \$665,000

Property Type Townhouse

Suburb Coburg

Period - From 13/08/2025

to

12/08/2026

Source Property Data

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 six 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
1	55 Main St COBURG 3058	\$916,000	16/07/2026
2	74 Linda St COBURG 3058	\$1,010,000	28/02/2026
3	3/117 Gordon St COBURG 3058	\$920,000	28/02/2026

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 six months.~~

This Statement of Information was prepared on:

13/08/2026 15:16

1/1 Shackell Street, Coburg Vic 3058



Peter Leahy
03 9350 5588
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Indicative Selling Price
\$900,000 - \$950,000
Median Townhouse Price
13/08/2025 - 12/08/2026: \$665,000



3 2 2

Rooms: 4
Property Type: Townhouse
Agent Comments

Comparable Properties



55 Main St COBURG 3058 (REI)

Agent Comments

3 2 2

Price: \$916,000
Method: Private Sale
Date: 16/07/2026
Property Type: Townhouse (Single)



74 Linda St COBURG 3058 (REI)

Agent Comments

3 2 1

Price: \$1,010,000
Method: Auction Sale
Date: 28/02/2026
Rooms: 4
Property Type: Townhouse (Res)



3/117 Gordon St COBURG 3058 (REI)

Agent Comments

3 1 1

Price: \$920,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Townhouse (Res)

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



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