

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

13/10/2026

Property offered for sale

Address
Including suburb and postcode

13 Shackell Street, Coburg Vic 3058

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	166	340

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

or

Range between

&

\$1,500,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

Property type

Suburb

Period: from

to

Source

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	4 Kerferd St COBURG 3058				
Sale price	\$1,500,000	Date of sale	08/10/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	3	2	170	372

Comparable property 2

Address	16 Wolseley St COBURG 3058				
Sale price	\$1,471,000	Date of sale	31/08/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	3	152	397

Comparable property 3

Address	7 Marks St COBURG 3058				
Sale price	\$1,467,000	Date of sale	13/06/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	1	136	443

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price		Unconditional sale date	
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This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=9b2bdd33071ee46af9d148515eba3392>

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

September quarter 2026: \$1,210,000



4 2 2

Property Type: House

Land Size: 340 sqm approx

Agent Comments

Comparable Properties



4 Kerferd St COBURG 3058 (REI)

4 3 2

Price: \$1,500,000

Method: Auction Sale

Date: 08/10/2026

Property Type: House (Res)

Agent Comments

Kerferd is within 2kms of the property, Kerferd is a newer build and does have a third bathroom. However, Shackell Street is located north of Bell Street which is considered more desirable and offers period features.



16 Wolseley St COBURG 3058 (REI)

4 2 3

Price: \$1,471,000

Method: Sold Before Auction

Date: 31/08/2026

Property Type: House (Res)

Agent Comments

Wolseley Street within 2kms of the property, both offering similar accommodation and landsize. Both homes offer recent updates however Shackell Street offers the convenience of 2 car spaces at front of the house rather than Wolseley car space at the rear access by laneway.



7 Marks St COBURG 3058 (REI)

4 2 1

Price: \$1,467,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Agent Comments

Both homes offer similar accommodation, landsize and location however Shackell has had renovations throughout the home

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