

171 Gordon Street, Coburg Vic 3058



4 Bed 2 Bath 2 Car

Property Type: House (Previously Occupied - Detached)

Land Size: 489 sqm approx

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending March 2025:

\$1,200,000

Comparable Properties



30 Higinbotham Street, Coburg 3058 (REI)

3 Bed 1 Bath 1 Car

Price: \$1,260,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 371 sqm approx

Agent Comments: Comparable three bedroom home freshly presented



57 Gordon Street, Coburg 3058 (REI/VG)

3 Bed 1 Bath 1 Car

Price: \$1,240,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House

Land Size: 518 sqm approx

Agent Comments: Comparable three bedroom home on the same street



3 Brown Street, Coburg 3058 (REI/VG)

3 Bed 1 Bath 1 Car

Price: \$1,355,000

Method: Sale

Date: 10/03/2025

Property Type: House (Res)

Land Size: 501 sqm approx

Agent Comments: Comparable three bedroom home freshly presented

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

171 Gordon Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,200,000 House x Suburb Coburg

Period - From 01/04/2024 to 31/03/2025 Source REIV

Comparable property sales

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
30 Higinbotham Street, COBURG 3058	\$1,260,000	17/05/2025
57 Gordon Street, COBURG 3058	\$1,240,000	12/04/2025
3 Brown Street, COBURG 3058	\$1,355,000	10/03/2025

This Statement of Information was prepared on:

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