

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

20 DAVIS 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Coburg

Period-from

01 Sep 2025

to

31 Aug 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

99 PHILLIPS STREET COBURG VIC 3058	\$1,300,000	21-May-26
24 SALISBURY STREET COBURG VIC 3058	\$1,300,000	27-May-26
116 GORDON STREET COBURG VIC 3058	\$1,290,000	03-Aug-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: 04 September 2026



99 PHILLIPS STREET COBURG VIC 3058

Sold Price

\$1,300,000

Sold Date

21-May-26



3



1



2

Distance

0.42km



24 SALISBURY STREET COBURG VIC 3058

Sold Price

Sold Date

27-May-26



3



1



1

Distance

1.98km



116 GORDON STREET COBURG VIC 3058

Sold Price

^{RS} **\$1,290,000**

Sold Date

03-Aug-26



3



1



2

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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