

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

22 Meadow Street, Coburg Vic 3058

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Coburg

Period - From 01/04/2026 to 30/06/2026 Source REIV

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	3/51 The Grove COBURG 3058	\$696,000	03/06/2026
2	86 Camera Wlk COBURG NORTH 3058	\$700,000	23/04/2026
3			

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: 13/07/2026 13:57



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Property Type: Villa

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

June quarter 2026: \$610,000

Comparable Properties



3/51 The Grove COBURG 3058 (REI)

Agent Comments

2 1 1

Price: \$696,000

Method: Private Sale

Date: 03/06/2026

Property Type: Unit



86 Camera Wlk COBURG NORTH 3058 (VG)

Agent Comments

2 - -

Price: \$700,000

Method: Sale

Date: 23/04/2026

Property Type: Townhouse (Single)

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.

Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155