

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

294 Bell Street, Coburg Vic 3058

Indicative selling price

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

Range between

\$920,000

&

\$990,000

Median sale price

Median price

\$1,367,500

Property Type

House

Suburb

Coburg

Period - From

01/01/2026

to

31/03/2026

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.

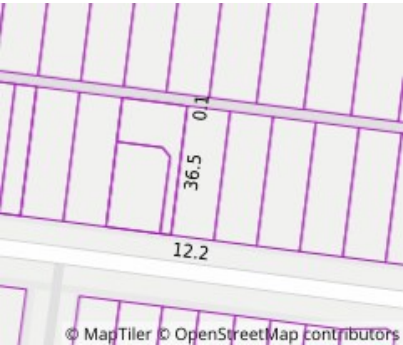
	Address of comparable property	Price	Date of sale
1	200 Gordon St COBURG 3058	\$970,000	23/05/2026
2			
3			

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:

23/06/2026 11:17



 2  1  2

Property Type: House
Land Size: 447 sqm approx
Agent Comments

Indicative Selling Price
\$920,000 - \$990,000
Median House Price
March quarter 2026: \$1,367,500

Comparable Properties



200 Gordon St COBURG 3058 (REI)

 2  1  1

Price: \$970,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 342 sqm approx

Agent Comments

Gordon Street does not have a renovated kitchen or pool. However Gordon Street is located on a side street.

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. During our research we have found no comparable properties that are a 2 bedroom home with recent updates and row access and a pool within 2kms of the subject property. The closest recent comparable would be Gordon Street however it does not have a renovated kitchen or pool. However Gordon Street is located on a side street.