

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

33 Salisbury Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,281,000

Property Type House

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	22 Shackell St COBURG 3058	\$1,705,000	24/06/2026
2	40 Harding St COBURG 3058	\$1,662,000	09/05/2026
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:

11/09/2026 14:08

Yash Akpinar

03 9387 5888

0434 813 050

YashAkpinar@jellisrcraig.com.au

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

June quarter 2026: \$1,281,000



 5  3  3

Property Type: House

Agent Comments

Comparable Properties



22 Shackell St COBURG 3058 (REI)

 6  2  2

Price: \$1,705,000

Method: Private Sale

Date: 24/06/2026

Property Type: House (Res)

Land Size: 571 sqm approx

Agent Comments

Similar sized home however it is a lot older being over 100 years old.



40 Harding St COBURG 3058 (REI)

 4  2  2

Price: \$1,662,000

Method: Private Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 566 sqm approx

Agent Comments

This home is located only around the corner however on a busy road being Harding Street. Weatherboard exterior and only single level but large family home which is why we have included it on the statement.

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.