

# 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

37 Kelson Street, Coburg Vic 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$870,000

&

\$950,000

### Median sale price

Median price \$1,250,000

Property Type House

Suburb Coburg

Period - From 01/01/2025

to 31/03/2025

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	153 Urquhart St COBURG 3058	\$905,000	26/04/2025
2	2/48 Coburg St COBURG 3058	\$900,000	15/03/2025
3	37a Anketell St COBURG 3058	\$940,000	27/11/2024

**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:

30/04/2025 13:41



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**Indicative Selling Price**

\$870,000 - \$950,000

**Median House Price**

March quarter 2025: \$1,250,000



3   1   1

**Property Type:** House

Agent Comments

## Comparable Properties



**153 Urquhart St COBURG 3058 (REI)**

3   2   2

**Price:** \$905,000

**Method:** Auction Sale

**Date:** 26/04/2025

**Property Type:** House (Res)

Agent Comments

Has an extra bathroom than our property and is on its own title like our home.



**2/48 Coburg St COBURG 3058 (REI)**

3   1   1

**Price:** \$900,000

**Method:** Auction Sale

**Date:** 15/03/2025

**Property Type:** Townhouse (Res)

Agent Comments

This property is considered a townhouse however it is the same land size as ours and the same configuration.



**37a Anketell St COBURG 3058 (REI/VG)**

3   1   -

**Price:** \$940,000

**Method:** Private Sale

**Date:** 27/11/2024

**Property Type:** House

Agent Comments

This property does not have a car space on title however it is in a far better location along a very quiet street and has a larger block size.

**Account - Jellis Craig** | P: 03 9387 5888



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