

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

4 Kerferd Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

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	4 Jersey St COBURG 3058	\$1,555,000	18/04/2026
2	52 Queen St COBURG 3058	\$1,615,000	28/03/2026
3	102 Shaftsbury St COBURG 3058	\$1,620,000	07/03/2026

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:

24/06/2026 11:10



4 3 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
March quarter 2026: \$1,367,500

Comparable Properties



4 Jersey St COBURG 3058 (REI/VG)

4 2 3

Price: \$1,555,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 498 sqm approx

Agent Comments

Jersey Street is within 2kms of the property and offers a similar accommodation. It is a newly renovated home rather than a newer built home. Which Kerferd Street benefits from a newer structure and offers a third bathroom



52 Queen St COBURG 3058 (REI)

4 3 2

Price: \$1,615,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)

Agent Comments

Queen Street is within 2kms of the property and offers a similar accommodation. It is a newly renovated home rather than a newer built home. Which Kerferd Street benefits from a newer structure.



102 Shaftsbury St COBURG 3058 (REI/VG)

4 2 3

Price: \$1,620,000
Method: Sold Before Auction
Date: 07/03/2026
Property Type: House (Res)
Land Size: 477 sqm approx

Agent Comments

Jersey Street is within 2kms of the property and offers a similar accommodation. It is a newly renovated home rather than a newer built home. Which Kerferd Street benefits from a newer structure and offers a third bathroom.