

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

7 Campbell Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

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	42 Jamieson St COBURG 3058	\$1,150,000	29/08/2026
2	65 Glenora Av COBURG 3058	\$1,100,000	08/08/2026
3	15 East St COBURG 3058	\$1,150,000	11/06/2026

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:

03/09/2026 16:26



3
 1
 2

Property Type: House

Land Size: 450m2 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

June quarter 2026: \$1,281,000

Comparable Properties



42 Jamieson St COBURG 3058 (REI)

Agent Comments

3
 1
 1

Price: \$1,150,000

Method: Auction Sale

Date: 29/08/2026

Property Type: House (Res)

65 Glenora Av COBURG 3058 (REI)

Agent Comments

3
 1
 2

Price: \$1,100,000

Method: Auction Sale

Date: 08/08/2026

Property Type: House (Res)

Land Size: 439 sqm approx



15 East St COBURG 3058 (VG)

Agent Comments

3
 -
 -

Price: \$1,150,000

Method: Sale

Date: 11/06/2026

Property Type: Development Site (Res)

Land Size: 280 sqm approx

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