

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

72 Tanderum Drive, Coburg Vic 3058

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,290,000

Property Type House

Suburb Coburg

Period - From 01/07/2025

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	8 Keane St COBURG NORTH 3058	\$1,295,555	28/08/2026
2	40b Richards St COBURG 3058	\$1,250,000	07/08/2026
3	15b Nocton St RESERVOIR 3073	\$1,220,000	01/06/2026

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:

04/09/2026 09:09

72 Tanderum Drive, Coburg Vic 3058



 4  2  2

Property Type: House
Land Size: 315 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending June 2026: \$1,290,000

Comparable Properties



8 Keane St COBURG NORTH 3058 (REI)

Agent Comments

 4  3  3

Price: \$1,295,555
Method: Sold Before Auction
Date: 28/08/2026
Property Type: House



40b Richards St COBURG 3058 (REI)

Agent Comments

 4  3  2

Price: \$1,250,000
Method: Sold Before Auction
Date: 07/08/2026
Property Type: House



15b Nocton St RESERVOIR 3073 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,220,000
Method: Private Sale
Date: 01/06/2026
Property Type: House (Res)
Land Size: 288 sqm approx

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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