

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

9 Clarke Street, Coburg North 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 \$1,115,000

Property Type House

Suburb Coburg North

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	1 Tilley St COBURG NORTH 3058	\$1,140,000	09/05/2026
2	6 Alexander Av COBURG NORTH 3058	\$1,120,000	09/05/2026
3	5 Albert St COBURG NORTH 3058	\$1,140,000	25/04/2026

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:

10/08/2026 12:44



3 1 2

Property Type: House
Land Size: 518 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
June quarter 2026: \$1,115,000

Comparable Properties



1 Tilley St COBURG NORTH 3058 (REI/VG)

Agent Comments

3 2 2

Price: \$1,140,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 669 sqm approx



6 Alexander Av COBURG NORTH 3058 (REI)

Agent Comments

3 1 1

Price: \$1,120,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 635 sqm approx



5 Albert St COBURG NORTH 3058 (VG)

Agent Comments

3 - -

Price: \$1,140,000
Method: Sale
Date: 25/04/2026
Property Type: House (Res)
Land Size: 581 sqm approx

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