

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

14a Donne Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,280,000 & \$1,380,000

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	14a Murdock St BRUNSWICK 3056	\$1,367,500	02/05/2026
2	2/40 Shaftsbury St COBURG 3058	\$1,293,000	30/04/2026
3	1/167 Munro St COBURG 3058	\$1,335,000	17/03/2026

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:

18/05/2026 13:48



 4
  2
  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,280,000 - \$1,380,000

Median House Price

March quarter 2026: \$1,367,500

Comparable Properties



14a Murdock St BRUNSWICK 3056 (REI)

Agent Comments

 3
  2
  2

Price: \$1,367,500

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 243 sqm approx



2/40 Shaftsbury St COBURG 3058 (REI)

Agent Comments

 3
  2
  1

Price: \$1,293,000

Method: Sold Before Auction

Date: 30/04/2026

Property Type: Townhouse (Res)



1/167 Munro St COBURG 3058 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$1,335,000

Method: Private Sale

Date: 17/03/2026

Property Type: House

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788