

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 \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,252,500

Property Type House

Suburb Coburg

Period - From 08/07/2025

to

07/07/2026

Source Property Data

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	16A Gladstone St COBURG 3058	\$1,335,000	19/06/2026
2	1/167 Munro St COBURG 3058	\$1,335,000	17/03/2026
3			

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:

08/07/2026 09:56



4 2 2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
08/07/2025 - 07/07/2026: \$1,252,500

Comparable Properties

16A Gladstone St COBURG 3058 (REI)

Agent Comments

4 3 2

Price: \$1,335,000
Method:
Date: 19/06/2026
Property Type: House



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

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.

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