

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

60 Bruce Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

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	4 Rogers St COBURG 3058	\$1,425,000	14/03/2026
2	13 Lonsdale St COBURG 3058	\$1,500,000	07/12/2025
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:

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Tayla Burr
0399899575
0431307501
taylaburr@jelliscraig.com.au



 4  1  2

Property Type: House

Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
March quarter 2026: \$1,367,500

Comparable Properties



4 Rogers St COBURG 3058 (REI)

Agent Comments

 4  1  1

Price: \$1,425,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)



13 Lonsdale St COBURG 3058 (REI/VG)

Agent Comments

 4  1  1

Price: \$1,500,000
Method: Private Sale
Date: 07/12/2025
Property Type: House
Land Size: 483 sqm approx

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 - Jellis Craig Pascoe Vale | P: 03 9989 9575



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