

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

135 Gordon Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

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	60 Bruce St COBURG 3058	\$1,400,000	25/04/2026
2	95 Victoria St COBURG 3058	\$1,430,000	19/03/2026
3	25 Webb St COBURG 3058	\$1,400,000	11/03/2026

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:

21/05/2026 09:51



4 2 1

Property Type: House
Land Size: 403 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
March quarter 2026: \$1,367,500

Comparable Properties



60 Bruce St COBURG 3058 (REI)

4 1 2

Price: \$1,400,000
Method: Private Sale
Date: 25/04/2026
Property Type: House (Res)

Agent Comments

Bruce Street is located within 2km of Gordon Street, with both properties being Californian Bungalows on comparable land sizes. However, Gordon Street holds an advantage with the inclusion of a second bathroom



95 Victoria St COBURG 3058 (REI)

4 2 2

Price: \$1,430,000
Method: Private Sale
Date: 19/03/2026
Property Type: House

Agent Comments



25 Webb St COBURG 3058 (REI/VG)

4 2 3

Price: \$1,400,000
Method: Sold Before Auction
Date: 11/03/2026
Property Type: House (Res)
Land Size: 371 sqm approx

Agent Comments

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575