

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,250,000 Property Type House Suburb Coburg

Period - From 01/01/2025 to 31/12/2025 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	1/167 Munro St COBURG 3058	\$1,335,000	17/03/2026
2	15a Vaux St PASCOE VALE SOUTH 3044	\$1,382,500	28/02/2026
3	15a McKay St COBURG 3058	\$1,400,000	25/11/2025

**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:

07/04/2026 11:59



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
Year ending December 2025: \$1,250,000

## Comparable Properties



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

Agent Comments



**Price:** \$1,335,000  
**Method:** Private Sale  
**Date:** 17/03/2026  
**Property Type:** House



**15a Vaux St PASCOE VALE SOUTH 3044 (REI)**

Agent Comments



**Price:** \$1,382,500  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 249 sqm approx



**15a McKay St COBURG 3058 (REI/VG)**

Agent Comments



**Price:** \$1,400,000  
**Method:** Sold Before Auction  
**Date:** 25/11/2025  
**Property Type:** House (Res)  
**Land Size:** 207 sqm approx

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