

# 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

22 Tonkin Avenue, Coburg North, 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

\$1,550,000

&

\$1,705,000

### Median sale price

Median price

\$995,000

Property type

House

Suburb

Coburg North

Period - From

01/05/2025

to

30/04/2026

Source



### 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
4 Jersey Street, Coburg, VIC 3058	\$1,555,000	18/04/2026
8 Martin Street, Pascoe Vale, VIC 3044	\$1,620,000	16/04/2026
8 Coane Street, Pascoe Vale, VIC 3044	\$1,600,000	30/03/2026

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