

## 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 331/14 Nicholson 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)

Price Range

\$260,000

&

\$279,990

### Median sale price

Median price

\$643,650

Property Type

House

Suburb

Coburg (3058)

Period - From

15/06/2025

to

15/06/2026

Source

REIV

### Comparable property sales

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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
313/14-20 NICHOLSON STREET, COBURG VIC 3058	\$275,000	20/01/2026
313/14 NICHOLSON STREET, COBURG VIC 3058	\$275,000	24/12/2025
16/144 NICHOLSON STREET, COBURG VIC 3058	\$260,000	29/11/2025

This Statement of Information was prepared on: 15/06/2026

