

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

1/318 Bell Street, Coburg Vic 3058

Indicative selling price

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

Range between \$580,000

&

\$638,000

Median sale price

Median price \$673,000

Property Type Townhouse

Suburb Coburg

Period - From 13/04/2025

to 12/04/2026

Source Property Data

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	2/224 Bell St COBURG 3058	\$662,000	14/10/2025
2			
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:

13/04/2026 11:35

1/318 Bell Street, Coburg Vic 3058



Peter Leahy
03 9350 5588
0402 10 11 12
peter@peterleahy.com.au

Indicative Selling Price
\$580,000 - \$638,000
Median Townhouse Price
13/04/2025 - 12/04/2026: \$673,000



2 2 1

Rooms: 3
Property Type: Townhouse
(Single)
[Agent Comments](#)

Comparable Properties



2/224 Bell St COBURG 3058 (REI)

[Agent Comments](#)

2 1 1

Price: \$662,000
Method: Private Sale
Date: 14/10/2025
Rooms: 3
Property Type: Townhouse (Res)

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 - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



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