

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

102/6 SYDNEY ROAD COBURG VIC 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,000

Property type

Unit

Suburb

Coburg

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

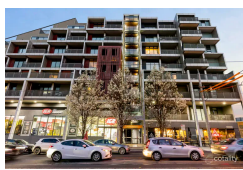
Date of sale

417/14-20 NICHOLSON STREET COBURG VIC 3058	\$325,000	15-Jul-26
8/345 MORELAND ROAD COBURG VIC 3058	\$335,000	24-Jun-26
320/11 URQUHART STREET COBURG VIC 3058	\$350,000	24-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 19 August 2026



**417/14-20 NICHOLSON STREET
COBURG VIC 3058**

 1  1  1

Sold Price

^{RS}

\$325,000

Sold Date

15-Jul-26

Distance

0.99km



**8/345 MORELAND ROAD COBURG
VIC 3058**

 1  1  -

Sold Price

\$335,000

Sold Date

24-Jun-26

Distance

1.07km



**320/11 URQUHART STREET
COBURG VIC 3058**

 1  1  -

Sold Price

\$350,000

Sold Date

24-Feb-26

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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