

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

106B/41-43 STOCKADE AVENUE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Coburg

Period-from

01 Jun 2025

to

31 May 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

101B/41-43 STOCKADE AVENUE COBURG VIC 3058	\$600,000	03-Jun-26
102C/41-43 STOCKADE AVENUE COBURG VIC 3058	\$685,000	09-Apr-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: 15 June 2026


**101B/41-43 STOCKADE AVENUE
COBURG VIC 3058**

Sold Price

^{RS}
\$600,000

Sold Date

03-Jun-26


3



1



2

Distance

0km

**102C/41-43 STOCKADE AVENUE
COBURG VIC 3058**

Sold Price

^{RS}
\$685,000

Sold Date

09-Apr-26


3



2



2

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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