

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

1309a/21 Pentridge Boulevard, Coburg Vic 3058

Indicative selling price

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

Range between \$575,000

&

\$625,000

Median sale price

Median price \$610,000

Property Type Unit

Suburb Coburg

Period - From 01/04/2026

to 30/06/2026

Source REIV

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	6/6 Hudson St COBURG 3058	\$600,000	30/06/2026
2	701/146 Bell St COBURG 3058	\$616,000	28/05/2026
3	1409A/21 Pentridge Blvd COBURG 3058	\$600,000	13/04/2026

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:

03/08/2026 12:30



Property Type: Apartment

Agent Comments

Comparable Properties



6/6 Hudson St COBURG 3058 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 30/06/2026

Property Type: Unit



701/146 Bell St COBURG 3058 (REI/VG)

Agent Comments



Price: \$616,000

Method: Private Sale

Date: 28/05/2026

Property Type: Apartment



1409A/21 Pentridge Blvd COBURG 3058 (REI/VG)

Agent Comments



Price: \$600,000

Method: Sold Before Auction

Date: 13/04/2026

Property Type: Apartment