

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

1409A/21 Pentridge Boulevard, Coburg Vic 3058

Indicative selling price

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

Range between \$560,000 & \$600,000

Median sale price

Median price \$582,500 Property Type Unit Suburb Coburg

Period - From 01/10/2025 to 31/12/2025 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	406A/21 Pentridge Blvd COBURG 3058	\$595,000	04/03/2026
2	1004a/21 Pentridge Blvd COBURG 3058	\$610,000	02/03/2026
3	1001A/21 Pentridge Blvd COBURG 3058	\$640,000	25/12/2025

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:

16/03/2026 12:39

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Indicative Selling Price

\$560,000 - \$600,000

Median Unit Price

December quarter 2025: \$582,500



2
 1
 1

Property Type: Apartment

Agent Comments

This superb two bedroom apartment on the 14th floor of the Victoria Tower offers stunning views to the north of Coburg and beyond. Open plan kitchen with built in dining table, quality appliances including dishwasher and plentiful bench and storage space, the kitchen moves through to the large living area with access to the balcony. Master large carpeted bedroom with built in robes, 2nd bedroom/home office with built in desk enjoys being bathed in natural light. Other features include a spacious bathroom with oversized shower, euro style laundry, secure carpark and storage cage.

Comparable Properties

**406A/21 Pentridge Blvd COBURG 3058 (REI)**

2
 2
 1

Price: \$595,000**Method:** Private Sale**Date:** 04/03/2026**Property Type:** Apartment

Agent Comments

Great comparable as in the same complex, this one however has a second bathroom but on a lower level.

**1004a/21 Pentridge Blvd COBURG 3058 (REI)**

2
 2
 1

Price: \$610,000**Method:** Private Sale**Date:** 02/03/2026**Property Type:** Apartment

Agent Comments

Great comparable as in the same complex, however 1004 has an extra bathroom and kitchen meals area slightly bigger

**1001A/21 Pentridge Blvd COBURG 3058 (REI/VG)**

2
 2
 1

Price: \$640,000**Method:** Private Sale**Date:** 25/12/2025**Property Type:** Apartment

Agent Comments

Great comparable as in the same complex, 10th floor however this one is slightly bigger in size overall and an extra bathroom