

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

2/14 LORENSEN AVENUE COBURG NORTH 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Coburg North

Period-from

01 Feb 2025

to

31 Jan 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

2/26 LORENSEN AVENUE COBURG NORTH VIC 3058	\$710,000	14-Aug-25
19 ROLLO STREET COBURG NORTH VIC 3058	\$770,000	06-Sep-25
1/4 MANLY COURT COBURG NORTH VIC 3058	\$710,000	22-Oct-25

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: 12 February 2026



2/26 LORENSEN AVENUE COBURG Sold Price **\$710,000** Sold Date **14-Aug-25**
NORTH VIC 3058

3 2 2

Distance **0.09km**



19 ROLLO STREET COBURG Sold Price **\$770,000** Sold Date **06-Sep-25**
NORTH VIC 3058

3 2 1

Distance **0.72km**



1/4 MANLY COURT COBURG Sold Price **\$710,000** Sold Date **22-Oct-25**
NORTH VIC 3058

3 1 1

Distance **0.84km**

RS = Recent sale **UN** = Undisclosed Sale

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