

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

207/146 BELL STREET 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

\$480,000

&

\$520,000

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

104/146 BELL STREET COBURG VIC 3058	\$470,000	16-Jun-26
201/146 BELL STREET COBURG VIC 3058	\$480,000	18-Mar-26
19/136-144 BELL STREET COBURG VIC 3058	\$517,000	28-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: 27 August 2026



104/146 BELL STREET COBURG VIC 3058

Sold Price **\$470,000** Sold Date **16-Jun-26**

 2  2  1

Distance **0km**



201/146 BELL STREET COBURG VIC 3058

Sold Price **\$480,000** Sold Date **18-Mar-26**

 2  2  1

Distance **0km**



19/136-144 BELL STREET COBURG VIC 3058

Sold Price **\$517,000** Sold Date **28-Feb-26**

 3  2  1

Distance **0.07km**

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

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