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<br>Including suburb and postcode | 215 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 | $890,000 | & | $940,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,222,500 | Property type | House | Suburb | Coburg |
| Period-from | 01 May 2025 | to | 30 Apr 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 |
|---|---|---|
| 47 BELL STREET COBURG VIC 3058 | $910,000 | 20-Feb-26 |
| 15 NORRIS STREET COBURG NORTH VIC 3058 | $955,000 | 18-Dec-25 |
| 159 BELL STREET COBURG VIC 3058 | $975,000 | 14-Nov-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: 04 May 2026

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**47 BELL STREET COBURG VIC 3058**

4 1 2

Sold Price RS $910,000 Sold Date 20-Feb-26

Distance 1.62km

**15 NORRIS STREET COBURG NORTH VIC 3058**

3 1 2

Sold Price $955,000 Sold Date 18-Dec-25

Distance 1.81km

**159 BELL STREET COBURG VIC 3058**

3 1 2

Sold Price $975,000 Sold Date 14-Nov-25

Distance 0.49km

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

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