

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

217/146 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

\$395,000

&

\$434,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Coburg

Period-from

01 Sep 2025

to

31 Aug 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
102/95 GAFFNEY STREET COBURG VIC 3058	\$430,000	07-May-26
306A/41-43 STOCKADE AVENUE COBURG VIC 3058	\$406,000	28-Apr-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: 11 September 2026

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**104/146 BELL STREET COBURG
VIC 3058**

Sold Price

\$470,000

Sold Date

16-Jun-26

2

2

1

Distance

0km



**102/95 GAFFNEY STREET COBURG
VIC 3058**

Sold Price

\$430,000

Sold Date

07-May-26

2

1

-

Distance

0.83km



**306A/41-43 STOCKADE AVENUE
COBURG VIC 3058**

Sold Price

\$406,000

Sold Date

28-Apr-26

1

1

1

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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