

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

310/19 PENTRIDGE BOULEVARD 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,000

Property type

Unit

Suburb

Coburg

Period-from

01 Apr 2025

to

31 Mar 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

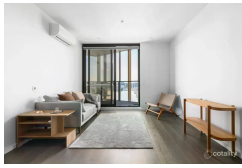
Date of sale

410A/21 PENTRIDGE BOULEVARD COBURG VIC 3058	\$422,500	25-Feb-26
910A/21 PENTRIDGE BOULEVARD COBURG VIC 3058	\$432,000	26-Nov-25
302A/41-43 STOCKADE AVENUE COBURG VIC 3058	\$415,000	05-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: 22 April 2026



**410A/21 PENTRIDGE BOULEVARD
COBURG VIC 3058**

Sold Price

\$422,500

Sold Date

25-Feb-26

 1  1  1

Distance

0km



**910A/21 PENTRIDGE BOULEVARD
COBURG VIC 3058**

Sold Price

\$432,000

Sold Date

26-Nov-25

 1  1  -

Distance

0km



**302A/41-43 STOCKADE AVENUE
COBURG VIC 3058**

Sold Price

\$415,000

Sold Date

05-Feb-26

 1  1  1

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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