

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

4/276 REYNARD 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

\$690,000

&

\$759,000

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

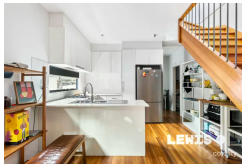
2/30 SARGOOD STREET COBURG VIC 3058	\$775,000	12-Aug-26
5/56 THE AVENUE COBURG VIC 3058	\$730,000	10-Jul-26
11A WOLSELEY STREET COBURG VIC 3058	\$690,000	14-Aug-26

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: 16 September 2026

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2/30 SARGOOD STREET COBURG VIC 3058

 2  1  1

Sold Price

^{RS} **\$775,000** Sold Date **12-Aug-26**

Distance **1.46km**



5/56 THE AVENUE COBURG VIC 3058

 2  2  1

Sold Price

\$730,000 Sold Date **10-Jul-26**

Distance **1.99km**



11A WOLSELEY STREET COBURG VIC 3058

 2  1  1

Sold Price

\$690,000 Sold Date **14-Aug-26**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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