

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

4/41 Arthur Street, Coburg North Vic 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$675,000

&

\$725,000

Median sale price

Median price

\$795,000

Property Type

Unit

Suburb

Coburg North

Period - From

01/01/2026

to

31/03/2026

Source

REIV

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 six 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
1	3/5 Headley St COBURG NORTH 3058	\$685,000	12/12/2025
2			
3			

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 six months.

This Statement of Information was prepared on:

13/05/2026 10:34

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Indicative Selling Price

\$675,000 - \$725,000

Median Unit Price

March quarter 2026: \$795,000



2 1 1

Property Type: Unit
Agent Comments

Comparable Properties



3/5 Headley St COBURG NORTH 3058 (REI/VG)

Agent Comments

2 1 1

Price: \$685,000
Method: Private Sale
Date: 12/12/2025
Property Type: Unit

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 six months. There have been no other sales other than the one mentioned that have sold in the last six months that are in the same condition as our property.