

412/11 Urquhart Street, Coburg Vic 3058



2 Bed 2 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$580,000- \$625,000

Median House Price

Year ending December 2025:

\$635,000

Comparable Properties



406A/21 Pentridge Boulevard, COBURG 3058 (REI)

2 Bed 2 Bath 1 Car

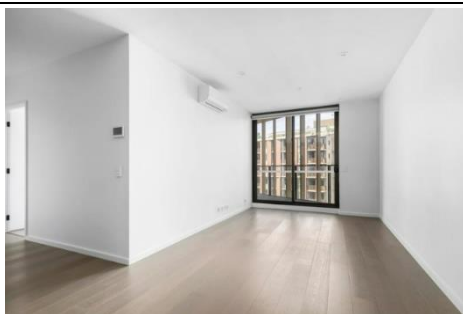
Price: \$595,000

Method: Private Sale

Date: 04/03/2026

Property Type: Apartment

Agent Comments: Unusually shaped contemporary apartment



1004a/21 Pentridge Boulevard, COBURG 3058 (REI)

2 Bed 2 Bath 1 Car

Price: \$610,000

Method: Private Sale

Date: 02/03/2026

Property Type: Apartment

Agent Comments: Modern apartment of similar size and finish



204/11 Urquhart Street, COBURG 3058 (VG)

2 Bed 1 Bath - Car

Price: \$600,000

Method: Sale

Date: 24/12/2025

Property Type: Subdivided Unit/Villa/Townhouse- Single OYO Unit

Agent Comments: Second floor south facing apartment of same size (approx)

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

412/11 Urquhart Street, Coburg Vic 3058

Indicative selling price

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

Range between \$580,000 & \$625,000

Median sale price

Median price \$635,000 Unit x Suburb Coburg

Period - From 01/01/2025 to 31/12/2025 Source REIV

Comparable property sales

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
406A/21 Pentridge Boulevard, COBURG 3058	\$595,000	04/03/2026
1004a/21 Pentridge Boulevard COBURG 3058	\$610,000	02/03/2026
204/11 Urquhart St COBURG 3058	\$600,000	24/12/2025

This Statement of Information was prepared on:

23/03/2026 12:07