

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

501/14 Nicholson Street, Coburg Vic 3058

Indicative selling price

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

Range between

\$320,000

&

\$350,000

Median sale price

Median price

\$535,000

Property Type

Unit

Suburb

Coburg

Period - From

30/03/2025

to

29/03/2026

Source

Property Data

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	330/14-20 Nicholson St COBURG 3058	\$315,000	18/12/2025
2	706/14-20 Nicholson St COBURG 3058	\$355,000	23/10/2025
3	417/14-20 Nicholson St COBURG 3058	\$330,000	22/10/2025

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:

30/03/2026 09:18



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



330/14-20 Nicholson St COBURG 3058 (REI)

Agent Comments

 1  1  1

Price: \$315,000

Method: Private Sale

Date: 18/12/2025

Property Type: Apartment



706/14-20 Nicholson St COBURG 3058 (REI)

Agent Comments

 1  1  1

Price: \$355,000

Method: Private Sale

Date: 23/10/2025

Property Type: Apartment



417/14-20 Nicholson St COBURG 3058 (REI)

Agent Comments

 1  1  1

Price: \$330,000

Method: Private Sale

Date: 22/10/2025

Property Type: Apartment