

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

6/6 Hudson Street, Coburg Vic 3058

Indicative selling price

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

Range between

\$550,000

&

\$595,000

Median sale price

Median price

\$643,650

Property Type

Unit

Suburb

Coburg

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	5/4 Mckay St COBURG 3058	\$570,000	20/05/2026
2	406A/21 Pentridge Blvd COBURG 3058	\$595,000	04/03/2026
3	206/4 Moonering Dr COBURG 3058	\$575,000	04/02/2026

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:

16/06/2026 14:35



Property Type: House (Res)

Land Size: 56 sqm approx

Agent Comments

Comparable Properties



5/4 Mckay St COBURG 3058 (REI)

Agent Comments



Price: \$570,000

Method: Sold Before Auction

Date: 20/05/2026

Property Type: Apartment



406A/21 Pentridge Blvd COBURG 3058 (REI/VG)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 04/03/2026

Property Type: Apartment



206/4 Moonering Dr COBURG 3058 (VG)

Agent Comments



Price: \$575,000

Method: Sale

Date: 04/02/2026

Property Type: Flat/Unit/Apartment (Res)