

## 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 ALEXANDER AVENUE COBURG NORTH VIC 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,030,000

Property type

House

Suburb

Coburg North

Period-from

01 Apr 2025

to

31 Mar 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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 8 LINCOLN AVENUE COBURG NORTH VIC 3058 | \$1,000,000 | 19-Mar-26 |
| 24 SHORE GROVE COBURG NORTH VIC 3058   | \$1,150,000 | 13-Mar-26 |
| 28 RODNEY AVENUE COBURG NORTH VIC 3058 | \$1,200,000 | 14-Feb-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: 14 April 2026



## 8 LINCOLN AVENUE COBURG NORTH VIC 3058

3 1 2

Sold Price <sup>RS</sup> **\$1,000,000** Sold Date **19-Mar-26**

Distance **1.6km**



## 24 SHORE GROVE COBURG NORTH VIC 3058

3 1 1

Sold Price <sup>RS</sup> **\$1,150,000** Sold Date **13-Mar-26**

Distance **0.15km**



## 28 RODNEY AVENUE COBURG NORTH VIC 3058

3 1 1

Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **14-Feb-26**

Distance **1.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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