

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

8 Watchtower Road, Coburg Vic 3058

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$610,000

Property Type Unit

Suburb Coburg

Period - From 01/04/2026

to 30/06/2026

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	7/1 Kaye Ct COBURG 3058	\$810,000	01/08/2026
2	1b Lake Gr COBURG NORTH 3058	\$850,000	28/07/2026
3	3/40 Jersey St COBURG 3058	\$850,000	18/05/2026

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:

04/09/2026 12:17



3 1 2

Property Type: Townhouse
Land Size: 142 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
June quarter 2026: \$610,000

Comparable Properties



7/1 Kaye Ct COBURG 3058 (REI)

3 1 -

Price: \$810,000
Method: Auction Sale
Date: 01/08/2026
Property Type: Townhouse (Res)

Agent Comments



1b Lake Gr COBURG NORTH 3058 (REI)

3 2 2

Price: \$850,000
Method: Private Sale
Date: 28/07/2026
Property Type: Townhouse (Single)

Agent Comments

within 2kms of Watchtower, Offers similar accommodation and interior however Lake Grove does have a second bathroom. We believe Watchtower is in a superior location due to close distance of shopping precincts and parklands/ Merri Creek

3/40 Jersey St COBURG 3058 (VG)

3 - -

Price: \$850,000
Method: Sale
Date: 18/05/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments