

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

9 VELOX STREET COBURG NORTH VIC 3058

Indicative selling price

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

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

Property type

House

Suburb

Coburg North

Period-from

01 Aug 2025

to

31 Jul 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

4 ROUSE STREET COBURG NORTH VIC 3058	\$1,566,000	26-Feb-26
60 RONALD STREET COBURG NORTH VIC 3058	\$1,190,000	28-Jul-26
14 BOYNE STREET COBURG NORTH VIC 3058	\$1,162,000	31-Jul-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: 04 August 2026



4 ROUSE STREET COBURG NORTH VIC 3058 Sold Price **\$1,566,000** Sold Date **26-Feb-26**

 4  2  2

Distance **0.05km**



60 RONALD STREET COBURG NORTH VIC 3058 Sold Price ^{RS} **\$1,190,000** Sold Date **28-Jul-26**

 4  3  2

Distance **0.29km**



14 BOYNE STREET COBURG NORTH VIC 3058 Sold Price ^{RS} **\$1,162,000** Sold Date **31-Jul-26**

 4  4  1

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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