

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 46 Ross Street, Coburg, VIC 3058

Indicative selling price

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

Price Range

\$650,000

&

\$690,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Coburg (3058)

Period - From

01/07/2024

to

31/01/2025

Source

Corelogic

Comparable property sales

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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

1/6 BELGRAVE STREET, COBURG VIC 3058	\$655,000	28/10/2024
8/3 BALLOAN STREET, COBURG VIC 3058	\$659,000	26/09/2024
4/212 BELL STREET, COBURG VIC 3058	\$657,500	11/10/2024

This Statement of Information was prepared on: 24/02/2025