

## 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

310/5 WARDENS WALK COBURG VIC 3058

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Coburg

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

109/5 WARDENS WALK COBURG VIC 3058	\$590,000	16-Oct-24
205/4 MOONERING DRIVE COBURG VIC 3058	\$540,000	29-Jan-25
306A/21 PENTRIDGE BOULEVARD COBURG VIC 3058	\$540,000	18-Dec-24

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: 28 March 2025



## 109/5 WARDENS WALK COBURG VIC 3058

2 2 1

Sold Price

**\$590,000**

Sold Date

**16-Oct-24**

Distance

**0km**



## 205/4 MOONERING DRIVE COBURG VIC 3058

2 2 1

Sold Price

**\$540,000**

Sold Date

**29-Jan-25**

Distance

**0.29km**



## 306A/21 PENTRIDGE BOULEVARD COBURG VIC 3058

2 2 1

Sold Price

<sup>RS</sup> **\$540,000** <sup>UN</sup>

Sold Date

**18-Dec-24**

Distance

**0.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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