

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

101C/1 MANNA GUM COURT COBURG 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$659,000

Property type

Unit

Suburb

Coburg

Period-from

01 Oct 2024

to

30 Sep 2025

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

718/11 URQUHART STREET COBURG VIC 3058	\$438,000	09-Jun-25
102B/41-43 STOCKADE AVENUE COBURG VIC 3058	\$420,000	21-Oct-25
5/3 WARDENS WALK COBURG VIC 3058	\$426,500	12-Aug-25

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: 22 October 2025



**718/11 URQUHART STREET
COBURG VIC 3058**

 1  1  1

Sold Price **\$438,000** Sold Date **09-Jun-25**

Distance **0.76km**

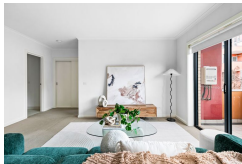


**102B/41-43 STOCKADE AVENUE
COBURG VIC 3058**

 1  1  -

Sold Price ^{RS} **\$420,000** Sold Date **21-Oct-25**

Distance **0.6km**



**5/3 WARDENS WALK COBURG VIC
3058**

 1  1  2

Sold Price **\$426,500** Sold Date **12-Aug-25**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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