

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

102/2B ROGERS STREET 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

\$759,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$648,000

Property type

Unit

Suburb

Coburg

Period-from

01 Mar 2025

to

28 Feb 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

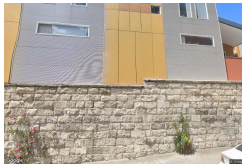
Date of sale

401/20 WARDENS WALK COBURG VIC 3058	\$742,000	12-Dec-24
2/262 REYNARD STREET COBURG VIC 3058	\$780,000	21-Jun-25
403/56 STOCKADE AVENUE COBURG VIC 3058	\$786,000	21-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: 02 March 2026



401/20 WARDENS WALK COBURG VIC 3058 Sold Price **\$742,000** Sold Date **12-Dec-24**

 2  2  1

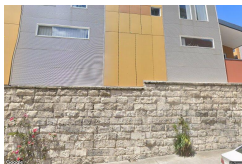
Distance **0.52km**



2/262 REYNARD STREET COBURG VIC 3058 Sold Price **\$780,000** Sold Date **21-Jun-25**

 2  2  1

Distance **1.94km**



403/56 STOCKADE AVENUE COBURG VIC 3058 Sold Price **\$786,000** Sold Date **21-Dec-24**

 2  2  1

Distance **0.52km**

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

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