

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

115/146 BELL 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

or range
between

\$475,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,500

Property type

Unit

Suburb

Coburg

Period-from

01 Sep 2024

to

31 Aug 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

116/146 BELL STREET COBURG VIC 3058	\$488,250	19-May-25
303/146 BELL STREET COBURG VIC 3058	\$479,000	16-Dec-24
505/146 BELL STREET COBURG VIC 3058	\$460,000	12-Mar-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: 12 September 2025



116/146 BELL STREET COBURG VIC 3058 Sold Price **\$488,250** Sold Date **19-May-25**
Distance **0km**
2 2 1



303/146 BELL STREET COBURG VIC 3058 Sold Price **\$479,000** Sold Date **16-Dec-24**
Distance **0km**
2 2 1



505/146 BELL STREET COBURG VIC 3058 Sold Price **\$460,000** Sold Date **12-Mar-24**
Distance **0km**
2 2 1

RS = Recent sale UN = Undisclosed Sale

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