

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

117/11 URQUHART 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

\$400,000

&

\$440,000

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

718/11 URQUHART STREET COBURG VIC 3058	\$438,000	08-Jun-25
5/3 WARDENS WALK COBURG VIC 3058	\$426,500	13-Aug-25
10/3 WARDENS WALK COBURG VIC 3058	\$428,000	24-May-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: 15 September 2025



718/11 URQUHART STREET COBURG VIC 3058

Sold Price

^{RS}

\$438,000

Sold Date

08-Jun-25



1



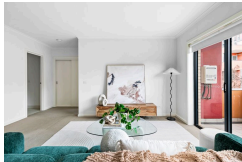
1



1

Distance

0km



5/3 WARDENS WALK COBURG VIC 3058

Sold Price

^{RS}

\$426,500

Sold Date

13-Aug-25



1



1



1

Distance

0.06km



10/3 WARDENS WALK COBURG VIC 3058

Sold Price

\$428,000

Sold Date

24-May-25



1



1



1

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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