

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

12/7-9 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

\$655,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

Suburb

Coburg

Period-from

01 Jul 2024

to

30 Jun 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

4/93 HARDING STREET COBURG VIC 3058	\$700,000	03-Jul-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: 24 July 2025



**4/93 HARDING STREET COBURG
VIC 3058**

 3  2  2

Sold Price

^{RS} **\$700,000** Sold Date **03-Jul-25**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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