

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

15/48-50 SYDNEY ROAD 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$673,000

Property type

Unit

Suburb

Coburg

Period-from

01 Nov 2024

to

31 Oct 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

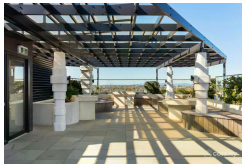
Date of sale

206/11 URQUHART STREET COBURG VIC 3058	\$516,000	13-Sep-25
8/70 LOCH STREET COBURG VIC 3058	\$575,000	26-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: 13 November 2025



**206/11 URQUHART STREET
 COBURG VIC 3058**

 2  1  1

Sold Price

^{RS}

\$516,000

Sold Date

13-Sep-25

Distance

1.6km



**8/70 LOCH STREET COBURG VIC
 3058**

 2  1  1

Sold Price

\$575,000

Sold Date

26-May-25

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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