

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

2/17 SUTHERLAND 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,750

Property type

Unit

Suburb

Coburg

Period-from

01 Aug 2025

to

31 Jul 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

25 STOCK STREET COBURG VIC 3058	\$930,000	21-Jul-26
20 MANNA GUM COURT COBURG VIC 3058	\$932,500	21-Mar-26

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: 04 August 2026



25 STOCK STREET COBURG VIC 3058

 3  2  1

Sold Price

^{RS} **\$930,000**

Sold Date

21-Jul-26

Distance

0.44km



20 MANNA GUM COURT COBURG VIC 3058

 3  2  2

Sold Price

\$932,500

Sold Date

21-Mar-26

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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