

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

236/14-20 NICHOLSON 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

\$246,800

~~or range
between~~

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,250

Property type

Unit

Suburb

Coburg

Period-from

01 Aug 2024

to

31 Jul 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

324/14-20 NICHOLSON STREET COBURG VIC 3058	\$235,000	31-May-25
424/14-20 NICHOLSON STREET COBURG VIC 3058	\$300,000	12-Mar-25
2/5 WARDENS WALK COBURG VIC 3058	\$256,000	25-Mar-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.~~

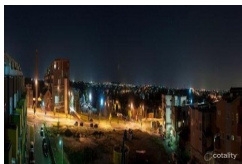
This Statement of Information was prepared on: 29 August 2025

**324/14-20 NICHOLSON STREET
COBURG VIC 3058**

1 1 1

Sold Price **\$235,000** Sold Date **31-May-25**Distance **0km****424/14-20 NICHOLSON STREET
COBURG VIC 3058**

1 1 1

Sold Price **\$300,000** Sold Date **12-Mar-25**Distance **0km****2/5 WARDENS WALK COBURG VIC
3058**

1 1 1

Sold Price **\$256,000** Sold Date **25-Mar-25**Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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