

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

24/203 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

or range
between

\$390,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Coburg

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

102/37-41 MUNRO STREET COBURG VIC 3058	\$410,000	20-Jun-25
21/14 BELL STREET COBURG VIC 3058	\$420,000	19-Mar-25
509/14-20 NICHOLSON STREET COBURG VIC 3058	\$410,000	25-Feb-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: 02 July 2025



**102/37-41 MUNRO STREET
COBURG VIC 3058**

 2  1  1

Sold Price

^{RS}

\$410,000

Sold Date

20-Jun-25

Distance

1.28km



**21/14 BELL STREET COBURG VIC
3058**

 2  1  1

Sold Price

^{RS}

\$420,000

Sold Date

19-Mar-25

Distance

-



**509/14-20 NICHOLSON STREET
COBURG VIC 3058**

 2  1  1

Sold Price

\$410,000

Sold Date

25-Feb-25

Distance

1.41km

RS = Recent sale

UN = Undisclosed Sale

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