

## 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

4/195 GORDON STREET COBURG VIC 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$619,000

Property type

Unit

Suburb

Coburg

Period-from

01 Apr 2025

to

31 Mar 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

3/117 GORDON STREET COBURG VIC 3058	\$920,000	28-Feb-26
12 YORK STREET PASCOE VALE SOUTH VIC 3044	\$920,000	09-Dec-25
2/12 GEAKE STREET COBURG VIC 3058	\$930,000	29-Nov-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: 23 April 2026



**3/117 GORDON STREET COBURG VIC 3058**

3 1 1

Sold Price

<sup>RS</sup> **\$920,000**

Sold Date **28-Feb-26**

Distance **0.5km**



**12 YORK STREET PASCOE VALE SOUTH VIC 3044**

3 2 1

Sold Price

**\$920,000**

Sold Date **09-Dec-25**

Distance **0.84km**



**2/12 GEAKE STREET COBURG VIC 3058**

4 1 1

Sold Price

**\$930,000**

Sold Date **29-Nov-25**

Distance **1.11km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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