

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

407/19 PENTRIDGE BOULEVARD 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$659,000

Property type

Unit

Suburb

Coburg

Period-from

01 Oct 2024

to

30 Sep 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

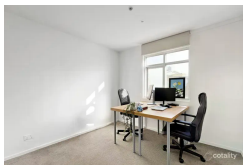
111/14 BELL STREET COBURG VIC 3058	\$456,500	04-Aug-25
206/11 URQUHART STREET COBURG VIC 3058	\$516,000	13-Sep-25
102/37-41 MUNRO STREET COBURG VIC 3058	\$410,000	20-Jun-25

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: 16 October 2025

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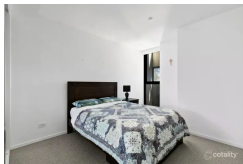


111/14 BELL STREET COBURG VIC 3058

2 1 1

Sold Price ^{RS} \$456,500 Sold Date 04-Aug-25

Distance 0.97km



206/11 URQUHART STREET COBURG VIC 3058

2 1 1

Sold Price ^{RS} \$516,000 Sold Date 13-Sep-25

Distance 0.38km



102/37-41 MUNRO STREET COBURG VIC 3058

2 1 1

Sold Price \$410,000 Sold Date 20-Jun-25

Distance 1.06km

RS = Recent sale UN = Undisclosed Sale

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