

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

52 Quarry Circuit, Coburg Vic 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$555,000

Median sale price

Median price

\$1,230,000

Property Type

House

Suburb

Coburg

Period - From

01/10/2024

to

30/09/2025

Source

REIV

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 six 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
1	115/146 Bell St COBURG 3058	\$490,000	06/10/2025
2	202/5 Wardens Wlk COBURG 3058	\$540,000	02/10/2025
3	1/553 Murray Rd PRESTON 3072	\$567,000	20/09/2025

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 six months.~~

This Statement of Information was prepared on:

27/10/2025 13:38



2 2 1

Property Type: Apartment
Land Size: 2850 sqm approx
Agent Comments

Indicative Selling Price
\$555,000
Median House Price
Year ending September 2025: \$1,230,000

Comparable Properties



115/146 Bell St COBURG 3058 (REI)

Agent Comments

2 2 1

Price: \$490,000
Method: Private Sale
Date: 06/10/2025
Property Type: Apartment



202/5 Wardens Wlk COBURG 3058 (REI)

Agent Comments

2 2 1

Price: \$540,000
Method: Private Sale
Date: 02/10/2025
Property Type: Apartment



1/553 Murray Rd PRESTON 3072 (REI)

Agent Comments

1 1 2

Price: \$567,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)

Account - Fosterfroling Real Estate | P: 03 9781 3366