Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	le							
Address Including suburb and postcode	712/11 URQUHART STREET COBURG VIC 3058							
Indicative selling price For the meaning of this price	e see consumer.vic	c.gov.au	ı/underquotina (*	*Delete singl	e price	e or range a	as applicable)	
Single Price			or range between	ange \$590,000		&	\$649,000	
Median sale price (*Delete house or unit as ap	plicable)							
Median Price	\$595,250 Property type			Unit	Unit		Coburg	
Period-from	01 Aug 2024	024 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 f estate agent or agent's representative considers to be most comparable to Address of comparable property						operty for s		
OR								

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: 18 August 2025



В*