

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

84 SHORTS ROAD COBURG NORTH 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,010,000

Property type

House

Suburb

Coburg North

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

31 ALEXANDER AVENUE COBURG NORTH VIC 3058	\$970,000	09-Aug-25
194 DERBY STREET PASCOE VALE VIC 3044	\$980,000	05-May-25
25 ALEXANDRA STREET PASCOE VALE VIC 3044	\$1,000,000	29-Apr-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: 30 October 2025



31 ALEXANDER AVENUE COBURG
NORTH VIC 3058

Sold Price
\$970,000

Sold Date
09-Aug-25

3

1

3

Distance
1.79km



194 DERBY STREET PASCOE VALE
VIC 3044

Sold Price
\$980,000

Sold Date
05-May-25

3

1

1

Distance
0.53km



25 ALEXANDRA STREET PASCOE
VALE VIC 3044

Sold Price
\$1,000,000

Sold Date
29-Apr-25

3

1

1

Distance
1.01km

RS = Recent sale UN = Undisclosed Sale

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