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	Single Price		or range between	\$900,000	&	\$990,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,010,000	Prop	erty type	House		Suburb	Coburg North
Davis d fram	04 Oct 2024	4-	20 Can (2025	Carraa		Catality
Period-from	01 Oct 2024	to	30 Sep 2	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 Sold Price **NORTH VIC 3058**

\$970,000 Sold Date 09-Aug-25

■ 3

₾ 1

Distance

1.79km



194 DERBY STREET PASCOE VALE Sold Price **VIC 3044**

\$980,000 Sold Date **05-May-25**

₽ 1

■ 3

□ 1

Distance

0.53km



25 ALEXANDRA STREET PASCOE Sold Price VALE VIC 3044

\$1,000,000 Sold Date 29-Apr-25

= 3

₾ 1

□ 1

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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