

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	9/70 Loch Street, Coburg, VIC 3058
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Indicative selling price

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

Single Price	\$620,000
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Median sale price

Median price	\$665,000	Property Type	Unit	Suburb	Coburg (3058)
Period - From	01/06/2025	to	30/11/2025	Source	Cotality

Comparable property sales

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
712/11 URQUHART STREET, COBURG VIC 3058	\$590,000	27/09/2025
1304/1 PENTRIDGE BOULEVARD, COBURG VIC 3058	\$650,000	17/07/2025
12/7-9 BELL STREET, COBURG VIC 3058	\$673,000	24/09/2025

This Statement of Information was prepared on: 09/12/2025