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 | | | | | | | |
| Indicative selling price | | | | | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | |
| Price Range | \$500,000 & \$550,000 | | | | | | |
| Median sale price | | | | | | | |
| Median price | \$659,000 | Property Type | Unit | | Suburb | Coburg (3058) | |
| Period - From | 01/04/2025 to | 30/09/2025 S | ource | Cotality | | | |
| Comparable property sales | | | | | | | |
| Α | These are two 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 |
| 202/5 WARDENS WALK, COBURG VIC 3058 | | | | | | \$540,000 | 02/10/2025 |
| 208/53 GAFFNEY STREET, COBURG VIC 3058 | | | | | | \$550,000 | 09/07/2025 |
| | | | | | | | |
| 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: 17/10/2025

