

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

902/146 BELL STREET COBURG 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$673,000

Property type

Unit

Suburb

Coburg

Period-from

01 Nov 2024

to

31 Oct 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

10/13 BAXTER STREET COBURG VIC 3058	\$620,000	11-Oct-25
108/358 MORELAND ROAD BRUNSWICK WEST VIC 3055	\$495,000	09-Oct-25
314/14-20 NICHOLSON STREET COBURG VIC 3058	\$451,000	22-Sep-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: 26 November 2025



10/13 BAXTER STREET COBURG VIC 3058

 2  1  1

Sold Price ^{RS} **\$620,000** Sold Date **11-Oct-25**

Distance **0.7km**



108/358 MORELAND ROAD BRUNSWICK WEST VIC 3055

 2  1  1

Sold Price ^{RS} **\$495,000** Sold Date **09-Oct-25**

Distance **1.93km**



314/14-20 NICHOLSON STREET COBURG VIC 3058

 2  1  1

Sold Price **\$451,000** Sold Date **22-Sep-25**

Distance **1.99km**

RS = Recent sale **UN** = Undisclosed Sale

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