

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

UNIT 302/53 GAFFNEY STREET, COBURG, VIC 3058

Indicative selling price

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

Single price

\$580,000

or range between

&

Median sale price

Median price

\$602,721

Property Type

Unit

Suburb

COBURG

Period - From

10/02/24

to

10/02/25

Source

CoreLogic

Comparable property sales

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
7/40 HUDSON STREET COBURG VIC 3058	\$541,000	06/09/24
5/40 HUDSON STREET COBURG VIC 3058	\$521,000	09/12/24
3/12-14 HUDSON STREET COBURG VIC 3058	\$500,000	03/07/24

This Statement of Information was prepared on:

10/02/2025