

Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

6/11 URQUHART STREET, COBURG, VIC 3058

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

or range between

\$430,000

&

\$450,000

Median sale price

Median price

\$566,000

Property Type

Unit

Suburb

COBURG

Period - From

April 2024

to

March 2025

Source

REA

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 |
|--|-----------|--------------|
| 205/11 URQUHART STREET COBURG VIC 3058     | \$475,000 | 09/04/2024   |
| 516/11 URQUHART STREET COBURG VIC 3058     | \$425,000 | 04/03/2025   |
| 106A/41-43 STOCKADE AVENUE COBURG VIC 3058 | \$450,000 | 14/02/2025   |

This Statement of Information was prepared on:

16/04/2025