

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

1/22 BALLOAN 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

Suburb

Coburg

Period-from

01 Jul 2024

to

30 Jun 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

3/27-29 COPE STREET COBURG VIC 3058	\$715,000	15-Jul-25
3/87 RENNIE STREET COBURG VIC 3058	\$700,000	03-Feb-25
2/170 GORDON STREET COBURG VIC 3058	\$740,000	16-May-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: 30 July 2025

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**3/27-29 COPE STREET COBURG
VIC 3058**

2 1 1

Sold Price

^{RS} **\$715,000**

Sold Date

15-Jul-25

Distance

0.5km



**3/87 RENNIE STREET COBURG VIC
3058**

2 1 1

Sold Price

\$700,000

Sold Date

03-Feb-25

Distance

1.77km



**2/170 GORDON STREET COBURG
VIC 3058**

2 1 1

Sold Price

\$740,000

Sold Date

16-May-25

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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