

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

\$790,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,250

Property type

Unit

Suburb

Coburg

Period-from

01 Aug 2024

to

31 Jul 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

3/28 DONNE STREET COBURG VIC 3058	\$770,000	23-May-25
1/54 THE GROVE COBURG VIC 3058	\$797,000	01-Apr-25
1A HAWTHORN STREET COBURG VIC 3058	\$801,000	05-Apr-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: 25 August 2025

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3/28 DONNE STREET COBURG VIC 3058 Sold Price **\$770,000** Sold Date **23-May-25**

2 1 1

Distance **1.61km**



1/54 THE GROVE COBURG VIC 3058 Sold Price **\$797,000** Sold Date **01-Apr-25**

2 1 1

Distance **1.83km**



1A HAWTHORN STREET COBURG VIC 3058 Sold Price **\$801,000** Sold Date **05-Apr-25**

2 1 1

Distance **1.74km**

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

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