

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

206C/1 MANNA GUM COURT 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

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$659,000

Property type

Unit

Suburb

Coburg

Period-from

01 Oct 2024

to

30 Sep 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

16A/4 WOIWURUNG CRESCENT COBURG VIC 3058	\$402,500	19-Jun-25
514/14-20 NICHOLSON STREET COBURG VIC 3058	\$322,000	12-Aug-25
2/1 STOCKADE AVENUE COBURG VIC 3058	\$410,000	31-Aug-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: 23 October 2025

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**16A/4 WOIWURUNG CRESCENT
COBURG VIC 3058**

1 1 1

Sold Price **\$402,500** Sold Date **19-Jun-25**

Distance **0.26km**

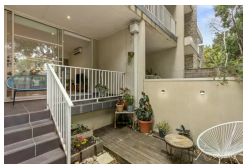


**514/14-20 NICHOLSON STREET
COBURG VIC 3058**

1 1 1

Sold Price **\$322,000** Sold Date **12-Aug-25**

Distance **1.98km**



**2/1 STOCKADE AVENUE COBURG
VIC 3058**

1 1 1

Sold Price **\$410,000** Sold Date **31-Aug-25**

Distance **0.52km**

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

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