

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

103/39 GAFFNEY 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

\$530,000

&

\$580,000

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

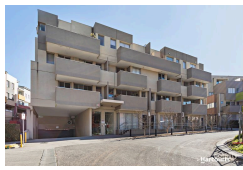
Date of sale

205/5 WARDENS WALK COBURG VIC 3058	\$540,000	02-Oct-125
809A/21 PENTRIDGE BOULEVARD COBURG VIC 3058	\$545,200	15-Sep-25
208/53 GAFFNEY STREET COBURG VIC 3058	\$550,000	09-Jul-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: 27 October 2025



**205/5 WARDENS WALK COBURG
VIC 3058**

 2  2  1

Sold Price

\$545,000

Sold Date

02-Oct-25

Distance

0.69km



**809A/21 PENTRIDGE BOULEVARD
COBURG VIC 3058**

 2  1  1

Sold Price

^{RS} **\$545,200**

Sold Date

15-Sep-25

Distance

0.54km



**208/53 GAFFNEY STREET
COBURG VIC 3058**

 2  2  1

Sold Price

\$550,000

Sold Date

09-Jul-25

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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