

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

5A/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

\$40,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

Unit

Suburb

Coburg

Period-from

01 Feb 2025

to

31 Jan 2026

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

101C/1 MANNA GUM COURT COBURG VIC 3058	\$450,000	06-Nov-25
1A/1 MANNA GUM COURT COBURG VIC 3058	\$440,000	22-Jun-09
206C/1 MANNA GUM COURT COBURG VIC 3058	\$426,700	12-Nov-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: 06 February 2026

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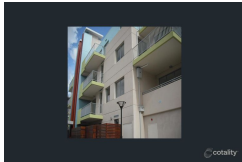


**101C/1 MANNA GUM COURT
COBURG VIC 3058**

1 1 1

Sold Price **\$450,000** Sold Date **06-Nov-25**

Distance **0km**



**1A/1 MANNA GUM COURT COBURG
VIC 3058**

1 1 1

Sold Price **\$440,000** Sold Date **22-Jun-09**

Distance **0km**



**206C/1 MANNA GUM COURT
COBURG VIC 3058**

1 1 1

Sold Price **\$426,700** Sold Date **12-Nov-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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