

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

105/39 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,750

Property type

Unit

Suburb

Coburg

Period-from

01 Jul 2025

to

30 Jun 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

4/39 GAFFNEY STREET COBURG VIC 3058	\$530,000	12-Mar-25
3/39 GAFFNEY STREET COBURG VIC 3058	\$540,000	02-Jul-25
103/39 GAFFNEY STREET COBURG VIC 3058	\$515,000	30-June-26

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: 10 July 2026



Morris Del Monte
P 034994711
M 0418395593
E delmonte@iprimus.com.au



**4/39 GAFFNEY STREET COBURG
VIC 3058**

2 1 1

Sold Price **\$530,000** Sold Date **12-Mar-25**

Distance **0km**



**3/39 GAFFNEY STREET COBURG
VIC 3058**

2 1 1

Sold Price **\$540,000** Sold Date **02-Jul-25**

Distance **0km**



**103/39 GAFFNEY STREET
COBURG VIC 3058**

2 1 1

Sold Price **\$515,000** Sold date **30-June-26**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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