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	6/25A ARTHUR STREET COBURG NORTH 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	$450,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$695,000	Property type	Unit	Suburb	Coburg North
Period-from	01 Jul 2024	to	30 Jun 2025	Source	Corelogic

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.~~

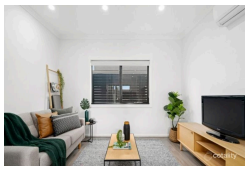
Address of comparable property	Price	Date of sale
2/988 SYDNEY ROAD COBURG NORTH VIC 3058	$510,000	10-Jun-25
4/10 LORENSEN AVENUE COBURG NORTH VIC 3058	$499,000	17-Mar-25

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: 16 July 2025

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2/988 SYDNEY ROAD COBURG NORTH VIC 3058

2 1 1

Sold Price **$510,000** Sold Date **10-Jun-25**

Distance **1.67km**



4/10 LORENSEN AVENUE COBURG NORTH VIC 3058

2 1 1

Sold Price **$499,000** Sold Date **17-Mar-25**

Distance **1.86km**

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

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