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	1006A/21 PENTRIDGE BOULEVARD 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	$595,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,210,500	Property type	House	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.

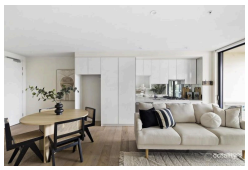
Address of comparable property	Price	Date of sale
203/2 MOONERING DRIVE COBURG VIC 3058	$587,500	02-Feb-26
1001A/21 PENTRIDGE BOULEVARD COBURG VIC 3058	$640,000	16-Dec-25
5/1 STOCKADE AVENUE COBURG VIC 3058	$640,000	07-Feb-26

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: 19 February 2026

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203/2 MOONERING DRIVE COBURG VIC 3058

2 2 1

Sold Price RS $587,500 Sold Date 02-Feb-26

Distance 0km



1001A/21 PENTRIDGE BOULEVARD COBURG VIC 3058

2 2 1

Sold Price $640,000 Sold Date 16-Dec-25

Distance 0km



5/1 STOCKADE AVENUE COBURG VIC 3058

2 1 1

Sold Price RS $640,000 Sold Date 07-Feb-26

Distance 0.19km

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

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