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	204/170 Sydney Road, Coburg Vic 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $825,000

Median sale price

Median price $619,500 Property Type Unit Suburb Coburg

Period - From 01/07/2025 to 30/06/2026 Source REIV

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 six 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
1	403/12 Duckett St BRUNSWICK 3056	$880,000	10/07/2026
2	202B/64 Breese St BRUNSWICK 3056	$815,000	09/04/2026
3	105/170 Sydney Rd COBURG 3058	$846,500	19/02/2026

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 six months.~~

This Statement of Information was prepared on: 05/08/2026 14:21

204/170 Sydney Road, Coburg Vic 3058

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Property Type: Sustainable apartment

Agent Comments

Indicative Selling Price
$825,000
Median Unit Price
Year ending June 2026: $619,500

Comparable Properties



403/12 Duckett St BRUNSWICK 3056 (REI)

2 1 -

Price: $880,000
Method: Private Sale
Date: 10/07/2026
Property Type: Apartment

Agent Comments



202B/64 Breese St BRUNSWICK 3056 (REI/VG)

2 2 1

Price: $815,000
Method: Private Sale
Date: 09/04/2026
Property Type: Apartment

Agent Comments

105/170 Sydney Rd COBURG 3058 (VG)

2 - -

Price: $846,500
Method: Sale
Date: 19/02/2026
Property Type: Strata Unit/Flat

Agent Comments

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