

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

102/95 Gaffney Street, Coburg Vic 3058

Indicative selling price

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

Range between \$395,000 & \$430,000

Median sale price

Median price \$643,650 Property Type Unit Suburb Coburg

Period - From 01/01/2026 to 31/03/2026 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	106/14 Bell St COBURG 3058	\$425,000	16/01/2026
2			
3			

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: 21/04/2026 16:47

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Indicative Selling Price

\$395,000 - \$430,000

Median Unit Price

March quarter 2026: \$643,650



Property Type: Unit

Agent Comments

Comparable Properties

106/14 Bell St COBURG 3058 (VG)



Price: \$425,000

Method: Sale

Date: 16/01/2026

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

This property does have a car space on title where our property does not. They are both two bedrooms with one bathroom.

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. There have been no other properties that have sold that do not have a car space on title.

Account - Jellis Craig | P: 03 9387 5888



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