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	8/345 MORELAND ROAD 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	$330,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	Unit	Suburb	Coburg
Period-from	01 Jun 2025	to	31 May 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
5/15 DE CARLE STREET BRUNSWICK VIC 3056	$363,000	18-Mar-26
3/71A HOLMES STREET BRUNSWICK VIC 3056	$332,000	18-Feb-26
9/2-6 ALICE STREET COBURG VIC 3058	$310,000	12-May-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: 05 June 2026

Harcourts Rata & Co.

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5/15 DE CARLE STREET BRUNSWICK VIC 3056

1 1 1

Sold Price **$363,000** Sold Date **18-Mar-26**

Distance **1.4km**



3/71A HOLMES STREET BRUNSWICK VIC 3056

1 1 1

Sold Price **$332,000** Sold Date **18-Feb-26**

Distance **1.98km**



9/2-6 ALICE STREET COBURG VIC 3058

1 1 1

Sold Price RS **$310,000** Sold Date **12-May-26**

Distance **1.18km**

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

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