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	201a/41-43 Stockade Avenue, Coburg Vic 3058

Indicative selling price

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

Single price $450,000

Median sale price

Median price $661,250 Property Type Unit Suburb Coburg

Period - From 01/10/2024 to 31/12/2024 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	106A/41-43 Stockade Av COBURG 3058	$450,000	12/02/2025
2	303/146 Bell St COBURG 3058	$479,000	19/12/2024
3	35/14 Bell St COBURG 3058	$461,000	30/09/2024

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: 22/03/2025 09:18

201a/41-43 Stockade Avenue, Coburg Vic 3058

Johanna Doherty
8415 6100
0411 152 106
johannadoherty@jelliscraig.com.au



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$450,000
Median Unit Price
December quarter 2024: $661,250

Comparable Properties



106A/41-43 Stockade Av COBURG 3058 (REI)

2 1 1

Price: $450,000
Method: Auction Sale
Date: 12/02/2025
Property Type: Apartment

Agent Comments

Only 1 bathroom



303/146 Bell St COBURG 3058 (REI/VG)

2 2 1

Price: $479,000
Method: Private Sale
Date: 19/12/2024
Property Type: Apartment

Agent Comments



35/14 Bell St COBURG 3058 (REI)

2 1 1

Price: $461,000
Method: Private Sale
Date: 30/09/2024
Property Type: Apartment

Agent Comments

Only 1 bathroom

Account - Jellis Craig | P: 03 8415 6100

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