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	6 Parklane Mews, Coburg Vic 3058

Indicative selling price

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

Range between $775,000 & $825,000

Median sale price

Median price $1,205,000 Property Type House 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	2c Campbell St COBURG 3058	$800,000	01/03/2025
2	10/559 Gilbert Rd PRESTON 3072	$800,000	28/02/2025
3	2/17 Paywit St PRESTON 3072	$791,000	15/02/2025

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: 01/04/2025 15:24

6 Parklane Mews, Coburg Vic 3058

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3 2 1

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 145 sqm approx

Indicative Selling Price
$775,000 - $825,000
Median House Price
December quarter 2024: $1,205,000

Agent Comments

Well located 3 bedroom Townhome with 2 living spaces and northfacing yard

Comparable Properties



2c Campbell St COBURG 3058 (REI)

3 1 1

Price: $800,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Townhouse (Single)

Agent Comments



10/559 Gilbert Rd PRESTON 3072 (REI)

3 2 1

Price: $800,000
Method: Private Sale
Date: 28/02/2025
Property Type: Townhouse (Single)

Agent Comments



2/17 Paywit St PRESTON 3072 (REI/VG)

2 2 1

Price: $791,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Townhouse (Res)

Agent Comments

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