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: 102/37-41 Munro Street, Coburg Vic 3058

Indicative selling price

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

Range between: $390,000 & $420,000

Median sale price

Median price: $650,000 Property Type: Unit Suburb: Coburg

Period - From: 01/01/2025 to: 31/03/2025 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	21/14 Bell St COBURG 3058	$420,000	19/03/2025
2	509/14-20 Nicholson St COBURG 3058	$410,000	25/02/2025
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: 10/06/2025 17:50

102/37-41 Munro Street, Coburg Vic 3058

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$390,000 - $420,000
Median Unit Price
March quarter 2025: $650,000

Comparable Properties



21/14 Bell St COBURG 3058 (REI)

2 1 1

Price: $420,000
Method: Private Sale
Date: 19/03/2025
Property Type: Apartment

Agent Comments



509/14-20 Nicholson St COBURG 3058 (REI)

2 1 1

Price: $410,000
Method: Private Sale
Date: 25/02/2025
Property Type: Apartment

Agent Comments

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 sales in the recent area at this price range.

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