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	2 BENSON STREET 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~~		or range between	$990,000	&	$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,150,000	Property type	House	Suburb	Coburg
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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
3/14 WOOLACOTT STREET COBURG VIC 3058	$1,125,000	26-Feb-25
1/12 GLENORA AVENUE COBURG VIC 3058	$1,255,000	08-Nov-24
2/136 MUNRO STREET COBURG VIC 3058	$983,000	18-Oct-24

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: 15 April 2025

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3/14 WOOLACOTT STREET COBURG VIC 3058

4 2 1

Sold Price RS $1,125,000 Sold Date 26-Feb-25

Distance 0.25km



1/12 GLENORA AVENUE COBURG VIC 3058

3 2 2

Sold Price $1,255,000 Sold Date 08-Nov-24

Distance 0.8km



2/136 MUNRO STREET COBURG VIC 3058

3 2 2

Sold Price $983,000 Sold Date 18-Oct-24

Distance 1.22km

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

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