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	1203A/21 Pentridge Boulevard, Coburg Vic 3058

Indicative selling price

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

Range between $420,000 & $460,000

Median sale price

Median price $660,000 Property Type Unit Suburb Coburg

Period - From 19/09/2024 to 18/09/2025 Source Property Data

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	610A/21 Pentridge Blvd COBURG 3058	$450,000	15/07/2025
2	10/3 Wardens Wlk COBURG 3058	$428,000	23/05/2025
3	304/19 Pentridge Blvd COBURG 3058	$441,000	11/05/2025

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: 19/09/2025 12:33

1203A/21 Pentridge Boulevard, Coburg Vic 3058

Nelson Alexander



1 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$420,000 - $460,000
Median Unit Price
19/09/2024 - 18/09/2025: $660,000

Comparable Properties



610A/21 Pentridge Blvd COBURG 3058 (REI)

1 1 1

Price: $450,000
Method: Private Sale
Date: 15/07/2025
Property Type: Apartment

Agent Comments



10/3 Wardens Wlk COBURG 3058 (REI/VG)

1 1 1

Price: $428,000
Method: Private Sale
Date: 23/05/2025
Property Type: Apartment

Agent Comments



304/19 Pentridge Blvd COBURG 3058 (REI/VG)

1 1 1

Price: $441,000
Method: Private Sale
Date: 11/05/2025
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

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