

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

2/170 GORDON 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

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

3/19 CHANDOS STREET COBURG VIC 3058	\$775,000	12-Apr-25
9/3 BALLOAN STREET COBURG VIC 3058	\$695,000	02-Jul-09
2/179 GORDON STREET COBURG VIC 3058	\$683,000	14-Mar-25

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: 30 April 2025



**3/19 CHANDOS STREET COBURG
VIC 3058**

 2  1  -

Sold Price

^{RS}

\$775,000

Sold Date

12-Apr-25

Distance

1.11km



**9/3 BALLOAN STREET COBURG
VIC 3058**

 2  1  1

Sold Price

\$695,000

Sold Date

02-Jul-09

Distance

0.92km



**2/179 GORDON STREET COBURG
VIC 3058**

 2  2  1

Sold Price

\$683,000

Sold Date

14-Mar-25

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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