

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

610A/21 PENTRIDGE BOULEVARD 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,155,000

Property type

Other

Suburb

Coburg

Period-from

01 Jun 2024

to

31 May 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

104B/21 PENTRIDGE BOULEVARD COBURG VIC 3058	\$476,000	13-May-25
516/11 URQUHART STREET COBURG VIC 3058	\$425,000	04-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: 16 June 2025

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**104B/21 PENTRIDGE BOULEVARD
COBURG VIC 3058**Sold Price ^{RS} **\$476,000** ^{UN} Sold Date **13-May-25**

1 1 1

Distance **0km****516/11 URQUHART STREET
COBURG VIC 3058**Sold Price **\$425,000** Sold Date **04-Mar-25**

1 1 1

Distance **0.38km****RS** = Recent sale**UN** = Undisclosed Sale

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