

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

5/50 ELIZABETH 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,250

Property type

Unit

Suburb

Coburg

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

3/8 SUTHERLAND STREET COBURG VIC 3058	\$622,500	14-Apr-25
16/5 INDUSTRY LANE COBURG VIC 3058	\$630,000	01-Jun-25
3/27 GLADSTONE STREET COBURG VIC 3058	\$665,000	12-Jul-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: 18 August 2025

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3/8 SUTHERLAND STREET COBURG VIC 3058

 2  1  -

Sold Price **\$622,500** Sold Date **14-Apr-25**

Distance **1.95km**



16/5 INDUSTRY LANE COBURG VIC 3058

 2  1  1

Sold Price **\$630,000** Sold Date **01-Jun-25**

Distance **1.24km**



3/27 GLADSTONE STREET COBURG VIC 3058

 2  1  1

Sold Price ^{RS} **\$665,000** Sold Date **12-Jul-25**

Distance **1.1km**

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

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