

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

1/70 LOCH 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

\$560,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,500

Property type

Unit

Suburb

Coburg

Period-from

01 Sep 2024

to

31 Aug 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

5/80 MUNRO STREET COBURG VIC 3058	\$620,000	16-Sep-25
2/70 LOCH STREET COBURG VIC 3058	\$619,000	20-Sep-25
8/70 LOCH STREET COBURG VIC 3058	\$575,000	26-May-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.~~

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5/80 MUNRO STREET COBURG VIC 3058 Sold Price ^{RS} **\$620,000** Sold Date **16-Sep-25**
Distance **0.32km**

 2  1  -



2/70 LOCH STREET COBURG VIC 3058 Sold Price ^{RS} **\$619,000** Sold Date **20-Sep-25**
Distance **0km**

 2  1  2



8/70 LOCH STREET COBURG VIC 3058 Sold Price **\$575,000** Sold Date **26-May-25**
Distance **0km**

 2  1  1

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

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