

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

112/14 BELL 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$659,000

Property type

Unit

Suburb

Coburg

Period-from

01 Oct 2024

to

30 Sep 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

111/14 BELL STREET COBURG VIC 3058	\$456,500	23-Jul-25
314/14-20 NICHOLSON STREET COBURG VIC 3058	\$451,000	23-Sep-25
302/146 BELL STREET COBURG VIC 3058	\$435,000	26-Sep-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: 24 October 2025

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111/14 BELL STREET COBURG VIC 3058

 2  1  1

Sold Price

\$456,500

Sold Date

23-Jul-25

Distance

0km



314/14-20 NICHOLSON STREET COBURG VIC 3058

 2  1  1

Sold Price

^{RS} **\$451,000**

Sold Date

23-Sep-25

Distance

1.49km



302/146 BELL STREET COBURG VIC 3058

 2  1  1

Sold Price

^{RS} **\$435,000** ^{UN}

Sold Date

26-Sep-25

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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