

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

1/56 FISCHER 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

\$765,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Coburg

Period-from

01 Dec 2024

to

30 Nov 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

1/3 BALLOAN STREET COBURG VIC 3058	\$773,000	12-Jul-25
1/22 BALLOAN STREET COBURG VIC 3058	\$774,000	06-Sep-25
211 GORDON STREET COBURG VIC 3058	\$750,000	18-Oct-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: 08 December 2025

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1/3 BALLOAN STREET COBURG VIC 3058

 2  1  1

Sold Price **\$773,000** Sold Date **12-Jul-25**

Distance **0.89km**



1/22 BALLOAN STREET COBURG VIC 3058

 2  1  1

Sold Price **\$774,000** Sold Date **06-Sep-25**

Distance **0.82km**



211 GORDON STREET COBURG VIC 3058

 2  1  -

Sold Price **\$750,000** Sold Date **18-Oct-25**

Distance **0.89km**

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

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