

## 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

1/262 REYNARD STREET COBURG VIC 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$621,250

Property type

Unit

Suburb

Coburg

Period-from

01 Mar 2025

to

28 Feb 2026

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

1/25 BRUCE STREET COBURG VIC 3058	\$824,000	07-Nov-25
1/276 REYNARD STREET COBURG VIC 3058	\$805,000	24-Feb-26
2/25 BRUCE STREET COBURG VIC 3058	\$770,000	09-Jan-26

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: 26 March 2026



**1/25 BRUCE STREET COBURG VIC 3058**

Sold Price

**\$824,000**

Sold Date **07-Nov-25**

 2  2  1

Distance **0.21km**



**1/276 REYNARD STREET COBURG VIC 3058**

Sold Price

<sup>RS</sup> **\$805,000**

Sold Date **24-Feb-26**

 2  2  1

Distance **0.1km**



**2/25 BRUCE STREET COBURG VIC 3058**

Sold Price

**\$770,000**

Sold Date **09-Jan-26**

 2  2  1

Distance **0.21km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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