

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$619,000

Property type

Unit

Suburb

Coburg

Period-from

01 Apr 2025

to

31 Mar 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

7/5 INDUSTRY LANE COBURG VIC 3058	\$740,000	17-Mar-26
2/1 INDUSTRY LANE COBURG VIC 3058	\$687,284	14-Oct-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: 14 April 2026



**7/5 INDUSTRY LANE COBURG VIC 3058**

 2  1  1

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date

**17-Mar-26**

Distance

**1.33km**



**2/1 INDUSTRY LANE COBURG VIC 3058**

 2  1  1

Sold Price

**\$687,284**

Sold Date

**14-Oct-25**

Distance

**1.33km**



**211 GORDON STREET COBURG VIC 3058**

 2  1  1

Sold Price

**\$750,000**

Sold Date

**18-Oct-25**

Distance

**0.89km**

RS = Recent sale

UN = Undisclosed Sale

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