

## 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

77 NEWLANDS ROAD COBURG NORTH 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

\$982,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,030,000

Property type

House

Suburb

Coburg North

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

6 SMITH STREET COBURG NORTH VIC 3058	\$957,000	15-Nov-25
1 TOXTETH PARK STREET COBURG NORTH VIC 3058	\$956,000	11-Dec-25
31 PETERSON AVENUE COBURG NORTH VIC 3058	\$990,000	10-Nov-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: 22 April 2026



**6 SMITH STREET COBURG NORTH VIC 3058** Sold Price **\$957,000** Sold Date **15-Nov-25**  
Distance **0.83km**

 3  1  1



**1 TOXTETH PARK STREET COBURG NORTH VIC 3058** Sold Price **\$956,000** Sold Date **11-Dec-25**  
Distance **0.98km**

 3  1  1



**31 PETERSON AVENUE COBURG NORTH VIC 3058** Sold Price **\$990,000** Sold Date **10-Nov-25**  
Distance **1.06km**

 3  1  3

RS = Recent sale      UN = Undisclosed Sale

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