

## 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

33 GAFFNEY 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

\$780,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,225,000

Property type

House

Suburb

Coburg

Period-from

01 May 2025

to

30 Apr 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

12-14 MCMAHONS ROAD COBURG NORTH VIC 3058	\$865,000	28-Mar-26
8 SACRAMENTO WAY COBURG VIC 3058	\$770,000	13-Apr-26
1/69 SOUDAN STREET COBURG VIC 3058	\$887,500	18-Apr-26

OR

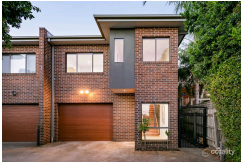
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 May 2026

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**12-14 MCMAHONS ROAD COBURG  
NORTH VIC 3058**

Sold Price

RS

**\$865,000**

Sold Date

**28-Mar-26** 3  2  1

Distance

**0.93km****8 SACRAMENTO WAY COBURG  
VIC 3058**

Sold Price

RS

**\$770,000**

Sold Date

**13-Apr-26** 3  2  2

Distance

**0.99km****1/69 SOUDAN STREET COBURG  
VIC 3058**

Sold Price

RS

**\$887,500**

Sold Date

**18-Apr-26** 3  1  1

Distance

**1.34km**

RS = Recent sale

UN = Undisclosed Sale

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