

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

121 ELIZABETH STREET COBURG NORTH 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

or range
between

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,250

Property type

Unit

Suburb

Coburg North

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

604 GILBERT ROAD RESERVOIR VIC 3073	\$770,000	01-Apr-26
1 JENKIN STREET RESERVOIR VIC 3073	\$670,000	07-Apr-26
12 ARMSTRONG STREET RESERVOIR VIC 3073	\$777,500	19-Mar-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: 25 May 2026

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**604 GILBERT ROAD RESERVOIR
VIC 3073** 3  1  1

Sold Price

\$770,000

Sold Date

01-Apr-26

Distance

1.11km**1 JENKIN STREET RESERVOIR VIC
3073** 2  1  1

Sold Price

\$670,000

Sold Date

07-Apr-26

Distance

1.26km**12 ARMSTRONG STREET
RESERVOIR VIC 3073** 2  1  1

Sold Price

\$777,500

Sold Date

19-Mar-26

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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