

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 (*Delete single price or range as applicable)

Single Price

\$939,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

House

Suburb

Coburg North

Period-from

01 Jun 2025

to

31 May 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

15 NORRIS STREET COBURG NORTH VIC 3058	\$955,000	18-Dec-25
84 SHORTS ROAD COBURG NORTH VIC 3058	\$922,500	30-Dec-25
6 TONKIN AVENUE COBURG NORTH VIC 3058	\$920,000	06-May-26

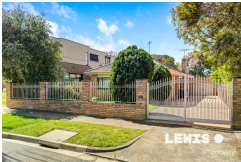
OR

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: 04 June 2026

**15 NORRIS STREET COBURG
NORTH VIC 3058**

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Sold Price **\$955,000** Sold Date **18-Dec-25**Distance **1.1km****84 SHORTS ROAD COBURG
NORTH VIC 3058**

🛏️ 4 🚿 1 🚗 3

Sold Price **\$922,500** Sold Date **30-Dec-25**Distance **1.9km****6 TONKIN AVENUE COBURG
NORTH VIC 3058**

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Sold Price ^{RS} **\$920,000** Sold Date **06-May-26**Distance **1.72km****RS** = Recent sale **UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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