

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

\$925,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,040,000

Property type

House

Suburb

Coburg North

Period-from

01 Aug 2025

to

31 Jul 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

1 BAIN AVENUE COBURG NORTH VIC 3058	\$905,000	20-Jun-26
6 TONKIN AVENUE COBURG NORTH VIC 3058	\$920,000	06-May-26
13 BALLARD AVENUE COBURG NORTH VIC 3058	\$935,000	24-Jul-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: 05 August 2026

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**1 BAIN AVENUE COBURG NORTH
VIC 3058**

 3  1  2

Sold Price **\$905,000** Sold Date **20-Jun-26**

Distance **1.33km**



**6 TONKIN AVENUE COBURG
NORTH VIC 3058**

 3  1  2

Sold Price ^{RS} **\$920,000** Sold Date **06-May-26**

Distance **1.71km**



**13 BALLARD AVENUE COBURG
NORTH VIC 3058**

 3  2  1

Sold Price ^{RS} **\$935,000** ^{UN} Sold Date **24-Jul-26**

Distance **0.68km**

RS = Recent sale **UN** = Undisclosed Sale

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