

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

310/5 WARDENS WALK COBURG 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

\$550,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

Suburb

Coburg

Period-from

01 Jul 2024

to

30 Jun 2025

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

1004A/21 PENTRIDGE BOULEVARD COBURG VIC 3058	\$580,000	05-Apr-25
208/53 GAFFNEY STREET COBURG VIC 3058	\$550,000	09-Jul-25
205/4 MOONERING DRIVE COBURG VIC 3058	\$540,000	29-Jan-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: 25 July 2025



1004A/21 PENTRIDGE BOULEVARD Sold Price
COBURG VIC 3058

\$580,000 Sold Date **05-Apr-25**

 2  2  1

Distance **0.29km**

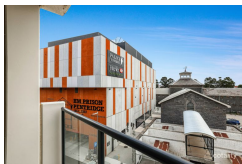


208/53 GAFFNEY STREET
COBURG VIC 3058

Sold Price ^{RS} **\$550,000** Sold Date **09-Jul-25**

 2  2  1

Distance **0.8km**



205/4 MOONERING DRIVE
COBURG VIC 3058

Sold Price **\$540,000** Sold Date **29-Jan-25**

 2  2  1

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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