

## 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

2/30 SARGOOD 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

\$675,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$617,750

Property type

Unit

Suburb

Coburg

Period-from

01 Jul 2025

to

30 Jun 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

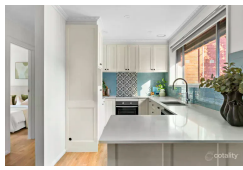
Date of sale

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 3/1 THE GROVE COBURG VIC 3058       | \$680,000 | 12-Jun-26 |
| 6/69 MARKS STREET COBURG VIC 3058   | \$686,000 | 08-Jul-26 |
| 5/39 SERVICE STREET COBURG VIC 3058 | \$785,000 | 27-Feb-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: 16 July 2026


**3/1 THE GROVE COBURG VIC 3058**

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date

**12-Jun-26**
 2

 1

 1

Distance

**0.4km**

**6/69 MARKS STREET COBURG VIC 3058**

Sold Price

<sup>RS</sup> **\$686,000**

Sold Date

**08-Jul-26**
 2

 1

 1

Distance

**0.6km**

**5/39 SERVICE STREET COBURG VIC 3058**

Sold Price

**\$785,000**

Sold Date

**27-Feb-26**
 2

 1

 1

Distance

**1.12km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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