

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

6 DRISHANE STREET 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

\$2,300,000

&

\$2,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,222,500

Property type

House

Suburb

Coburg

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

8 FOCH AVENUE COBURG VIC 3058	\$2,350,000	28-Mar-26
10 EWEN STREET COBURG VIC 3058	\$2,175,000	12-Dec-25
84 ROSE STREET COBURG VIC 3058	\$2,650,000	13-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: 05 May 2026



8 FOCH AVENUE COBURG VIC 3058

4 2 -

Sold Price ^{RS} **\$2,350,000** Sold Date **28-Mar-26**

Distance **0.55km**



10 EWEN STREET COBURG VIC 3058

4 3 1

Sold Price **\$2,175,000** Sold Date **12-Dec-25**

Distance **0.24km**



84 ROSE STREET COBURG VIC 3058

4 2 1

Sold Price **\$2,650,000** Sold Date **13-Mar-26**

Distance **1.15km**

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

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