

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

207/53 GAFFNEY 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Coburg

Period-from

01 Sep 2025

to

31 Aug 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

303/2 MOONERING DRIVE COBURG VIC 3058	\$605,000	11-May-26
303/5 WARDENS WALK COBURG VIC 3058	\$550,000	02-Jul-26
2A/1 MANNA GUM COURT COBURG VIC 3058	\$576,500	25-Jun-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: 17 September 2026


**303/2 MOONERING DRIVE
COBURG VIC 3058**

 2
  2
  1

Sold Price **\$605,000** Sold Date **11-May-26**

Distance **0.68km**


**303/5 WARDENS WALK COBURG
VIC 3058**

 2
  2
  1

Sold Price **\$550,000** Sold Date **02-Jul-26**

Distance **0.8km**


**2A/1 MANNA GUM COURT
COBURG VIC 3058**

 2
  2
  1

Sold Price **\$576,500** Sold Date **25-Jun-26**

Distance **1.34km**

RS = Recent sale UN = Undisclosed Sale

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