

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

8/2-6 ALICE 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

\$390,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,500

Property type

Unit

Suburb

Coburg

Period-from

01 Sep 2024

to

31 Aug 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

4/55C DE CARLE STREET BRUNSWICK VIC 3056	\$455,000	10-Jul-25
102/37-41 MUNRO STREET COBURG VIC 3058	\$410,000	20-Jun-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: 18 September 2025



**4/55C DE CARLE STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$455,000** Sold Date **10-Jul-25**

Distance **1.74km**



**102/37-41 MUNRO STREET
COBURG VIC 3058**

 2  1  1

Sold Price **\$410,000** Sold Date **20-Jun-25**

Distance **0.55km**

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

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