

## 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

15/48-50 SYDNEY ROAD 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$673,000

Property type

Unit

Suburb

Coburg

Period-from

01 Nov 2024

to

31 Oct 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

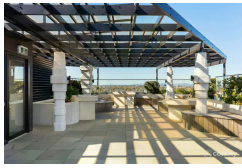
Date of sale

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 206/11 URQUHART STREET COBURG VIC 3058 | \$516,000 | 13-Sep-25 |
| 8/70 LOCH STREET COBURG VIC 3058       | \$575,000 | 26-May-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: 13 November 2025



**206/11 URQUHART STREET  
 COBURG VIC 3058**

 2  1  1

Sold Price

<sup>RS</sup>

**\$516,000**

Sold Date

**13-Sep-25**

Distance

**1.6km**



**8/70 LOCH STREET COBURG VIC  
 3058**

 2  1  1

Sold Price

**\$575,000**

Sold Date

**26-May-25**

Distance

**1.03km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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