

## 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

8/626 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

\$540,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$619,000

Property type

Unit

Suburb

Coburg

Period-from

01 Apr 2025

to

31 Mar 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

5/9 THE GROVE COBURG VIC 3058	\$665,000	17-Nov-25
7/25A ARTHUR STREET COBURG NORTH VIC 3058	\$595,000	19-Dec-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: 30 April 2026

**5/9 THE GROVE COBURG VIC 3058** Sold Price **\$665,000** Sold Date **17-Nov-25**

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Distance **1.74km****7/25A ARTHUR STREET COBURG NORTH VIC 3058** Sold Price **\$595,000** Sold Date **19-Dec-25**

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Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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