

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

6/345 MORELAND ROAD 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

\$300,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,000

Property type

Unit

Suburb

Coburg

Period-from

01 Aug 2025

to

31 Jul 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

9/2-6 ALICE STREET COBURG VIC 3058	\$310,000	12-May-26
6/41 CUMMING STREET BRUNSWICK WEST VIC 3055	\$317,000	16-Mar-26
2/32 PEARSON STREET BRUNSWICK WEST VIC 3055	\$320,000	29-May-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: 13 August 2026



9/2-6 ALICE STREET COBURG VIC 3058

Sold Price

\$310,000

Sold Date

12-May-26

 1

 1

 1

Distance

1.18km



6/41 CUMMING STREET BRUNSWICK WEST VIC 3055

Sold Price

\$317,000

Sold Date

16-Mar-26

 1

 1

 1

Distance

1.3km



2/32 PEARSON STREET BRUNSWICK WEST VIC 3055

Sold Price

\$320,000

Sold Date

29-May-26

 1

 1

 1

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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