

# 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

201/146 Bell Street, Coburg Vic 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000 & \$495,000

### Median sale price

Median price \$617,750 Property Type Unit Suburb Coburg

Period - From 02/03/2025 to 01/03/2026 Source Property Data

### 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 six 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
1	112/14 Bell St COBURG 3058	\$480,000	30/01/2026
2	902/146 Bell St COBURG 3058	\$465,000	04/12/2025
3	902/146 Bell St COBURG 3058	\$465,000	04/12/2025

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 six months.~~

This Statement of Information was prepared on:

02/03/2026 12:35



2   
 1   
 1

**Property Type:** Apartment (Res)

Agent Comments

**Indicative Selling Price**

\$450,000 - \$495,000

**Median Unit Price**

02/03/2025 - 01/03/2026: \$617,750

## Comparable Properties



**112/14 Bell St COBURG 3058 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$480,000

**Method:** Private Sale

**Date:** 30/01/2026

**Property Type:** Apartment



**902/146 Bell St COBURG 3058 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$465,000

**Method:** Private Sale

**Date:** 04/12/2025

**Property Type:** Apartment



**902/146 Bell St COBURG 3058 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$465,000

**Method:** Private Sale

**Date:** 04/12/2025

**Property Type:** Apartment

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