

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

7/6 Mckay Street, Coburg Vic 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$370,000 & \$395,000

Median sale price

Median price \$582,500 Property Type Unit Suburb Coburg

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	113A/41-43 Stockade Av COBURG 3058	\$380,000	18/11/2025
2	101/800 Sydney Rd BRUNSWICK 3056	\$395,000	25/10/2025
3	215/812 Sydney Rd BRUNSWICK 3056	\$392,500	15/10/2025

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:

16/03/2026 11:41



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$370,000 - \$395,000

Median Unit Price

December quarter 2025: \$582,500

Comparable Properties

113A/41-43 Stockade Av COBURG 3058 (REI)

Agent Comments

 1  1  1

Price: \$380,000

Method: Private Sale

Date: 18/11/2025

Property Type: Apartment



101/800 Sydney Rd BRUNSWICK 3056 (REI/VG)

Agent Comments

 1  1  1

Price: \$395,000

Method: Private Sale

Date: 25/10/2025

Property Type: Apartment

215/812 Sydney Rd BRUNSWICK 3056 (VG)

Agent Comments

 1  -  -

Price: \$392,500

Method: Sale

Date: 15/10/2025

Property Type: Flat/Unit/Apartment (Res)

Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155



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