

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

4/195 GORDON STREET 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

\$900,000

&

\$950,000

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

3/117 GORDON STREET COBURG VIC 3058	\$920,000	28-Feb-26
12 YORK STREET PASCOE VALE SOUTH VIC 3044	\$920,000	09-Dec-25
2/12 GEAKE STREET COBURG VIC 3058	\$930,000	29-Nov-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: 23 April 2026



3/117 GORDON STREET COBURG VIC 3058

Sold Price

^{RS} \$920,000

Sold Date

28-Feb-26

3

1

1

Distance

0.5km



12 YORK STREET PASCOE VALE SOUTH VIC 3044

Sold Price

\$920,000

Sold Date

09-Dec-25

3

2

1

Distance

0.84km



2/12 GEAKE STREET COBURG VIC 3058

Sold Price

\$930,000

Sold Date

29-Nov-25

4

1

1

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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