

## 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

10/40 HUDSON 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$648,000

Property type

Unit

Suburb

Coburg

Period-from

01 Mar 2025

to

28 Feb 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

12/40 HUDSON STREET COBURG VIC 3058	\$618,000	04-Jul-25
4/145 BELL STREET COBURG VIC 3058	\$665,000	20-Apr-25
1/2 HUDSON STREET COBURG VIC 3058	\$600,500	31-May-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: 04 March 2026


**12/40 HUDSON STREET COBURG VIC 3058**
 3  1  1

Sold Price

**\$618,000**

Sold Date

**04-Jul-25**

Distance

**0km**

**4/145 BELL STREET COBURG VIC 3058**
 2  2  1

Sold Price

**\$665,000**

Sold Date

**20-Apr-25**

Distance

**0.1km**

**1/2 HUDSON STREET COBURG VIC 3058**
 2  1  1

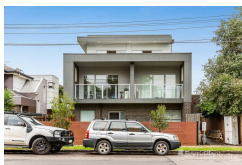
Sold Price

**\$600,500**

Sold Date

**31-May-25**

Distance

**0.26km**

**7/2 HUDSON STREET COBURG VIC 3058**
 2  2  1

Sold Price

**\$610,000**

Sold Date

**21-Jun-25**

Distance

**0.26km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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