

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

101/729 Sydney Road, Coburg Vic 3058

Indicative selling price

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

Range between \$400,000 & \$440,000

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	102/729 Sydney Rd COBURG 3058	\$450,000	23/12/2025
2	204B/41-43 Stockade Av COBURG 3058	\$411,000	18/11/2025
3	1203A/21 Pentridge Blvd COBURG 3058	\$467,000	09/10/2025

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:

02/03/2026 13:24

Mitchell Boys
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Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
December quarter 2025: \$582,500



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Rooms: 2
Property Type: apartment
Land Size: subdivision sqm
approx
Agent Comments

Comparable Properties

102/729 Sydney Rd COBURG 3058 (REI)

[Agent Comments](#)

1 - 1

Price: \$450,000
Method:
Date: 23/12/2025
Property Type: Apartment



204B/41-43 Stockade Av COBURG 3058 (REI)

[Agent Comments](#)

1 1 1

Price: \$411,000
Method: Private Sale
Date: 18/11/2025
Property Type: Apartment



1203A/21 Pentridge Blvd COBURG 3058 (REI/VG)

[Agent Comments](#)

1 1 1

Price: \$467,000
Method: Private Sale
Date: 09/10/2025
Property Type: Apartment

Account - Jellis Craig | P: 03 9387 5888



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