

Single residential property located inside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 15/10/2026

Property offered for sale

Address
Including suburb or
locality and postcode

B02a.209 31 The Avenue Coburg

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	1	1		41.00	

Indicative selling price

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

Single Price \$ 450,900

or range between \$

&

\$

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Seller's reserve price N/A

Median sale price

Median Price \$ 620,000

Property Type Apartment

Suburb Coburg

Period - From 15/04/2026

To

15/10/2026

Source RPM Data

Comparable property sales

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
B02b.402 31 The Avenue Coburg				\$451,700	08/06/2026
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	1			41.00	

Address of comparable property				Price	Date of sale
B02b.302 31 The Avenue Coburg				\$442,100	05/06/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	1			41.00	

Address of comparable property	Price	Date of sale
B02a.0G07 31 The Avenue Coburg	\$435,700	28/07/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	1	1		41.00	

- ☐ I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

Sale price

Unconditional sale date

Single residential property located inside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 15/10/2026

Property offered for sale

Address
Including suburb or
locality and postcode

B02a.302 31 The Avenue Coburg

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	3	2	1	120.00	

Indicative selling price

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

Single Price \$ 1,422,700

or range between \$

&

\$

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Seller's reserve price N/A

Median sale price

Median Price \$ 620,000

Property Type Apartment

Suburb Coburg

Period - From 15/04/2026

To

15/10/2026

Source RPM Data

Comparable property sales

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
B02a.303 31 The Avenue Coburg	\$1,377,760	24/06/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	3	2	1	113.00	

Address of comparable property	Price	Date of sale
B02a.0G05 31 The Avenue Coburg	\$1,293,200	12/02/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	3	2	1	107.00	

Address of comparable property	Price	Date of sale
B02a.106 31 The Avenue Coburg	\$1,268,760	24/02/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	3	2	1	107.00	

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Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

Sale price

--

Unconditional sale date

--

Single residential property located inside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 15/10/2026

Property offered for sale

Address
Including suburb or
locality and postcode

B02a.405 31 The Avenue Coburg

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	1	1		41.00	

Indicative selling price

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

Single Price \$ 469,900

or range between \$

&

\$

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Seller's reserve price N/A

Median sale price

Median Price \$ 620,000

Property Type Apartment

Suburb Coburg

Period - From 15/04/2026

To

15/10/2026

Source RPM Data

Comparable property sales

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Address of comparable property	Price	Date of sale
B02b.402 31 The Avenue Coburg	\$451,700	08/06/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	1			41.00	

Address of comparable property	Price	Date of sale
B02b.302 31 The Avenue Coburg	\$442,100	05/06/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	1			41.00	

Address of comparable property	Price	Date of sale
B02a.0G07 31 The Avenue Coburg	\$435,700	28/07/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	1	1		41.00	

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Sale outcome

Sale price

Unconditional sale date

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Date prepared 15/10/2026

Property offered for sale

Address
Including suburb or
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B02b.105 31 The Avenue Coburg

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	2	1	73.00	

Indicative selling price

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

Single Price \$ 845,800

or range between \$

&

\$

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Seller's reserve price N/A

Median sale price

Median Price \$ 620,000

Property Type Apartment

Suburb Coburg

Period - From 15/04/2026

To

15/10/2026

Source RPM Data

Comparable property sales

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
B02b.410 31 The Avenue Coburg	\$862,270	27/04/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	1	1	70.00	

Address of comparable property	Price	Date of sale
B02b.310 31 The Avenue Coburg	\$829,720	28/05/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	1	1	69.00	

Address of comparable property	Price	Date of sale
B02b.0G11 31 The Avenue Coburg	\$800,570	26/03/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	1	1	70.00	

- ☐ I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

Sale price

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Unconditional sale date

--

Single residential property located inside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 15/10/2026

Property offered for sale

Address
Including suburb or
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B02b.109 31 The Avenue Coburg

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	1	1		55.00	

Indicative selling price

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

Single Price \$ 563,200

or range between \$

&

\$

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Seller's reserve price N/A

Median sale price

Median Price \$ 620,000

Property Type Apartment

Suburb Coburg

Period - From 15/04/2026

To

15/10/2026

Source RPM Data

Comparable property sales

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
B02b.0G08 31 The Avenue Coburg				\$555,530	09/10/2026
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	1	1		55.00	

Address of comparable property				Price	Date of sale
B02b.0G07 31 The Avenue Coburg				\$552,500	03/06/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	1	1		55.00	

Address of comparable property	Price	Date of sale
B02b.0G06 31 The Avenue Coburg	\$566,000	09/04/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	1	1		55.00	

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Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

Sale price

Unconditional sale date

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Section 47AF of the Estate Agents Act 1980

Date prepared 15/10/2026

Property offered for sale

Address
Including suburb or
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B02b.110 31 The Avenue Coburg

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	1	1	72.00	

Indicative selling price

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

Single Price \$ 812,200

or range between \$

&

\$

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Seller's reserve price N/A

Median sale price

Median Price \$ 620,000

Property Type Apartment

Suburb Coburg

Period - From 15/04/2026

To

15/10/2026

Source RPM Data

Comparable property sales

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Address of comparable property				Price	Date of sale
B02b.310 31 The Avenue Coburg				\$829,720	28/05/2026
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	1	1	69.00	

Address of comparable property				Price	Date of sale
B02b.0G11 31 The Avenue Coburg				\$800,570	26/03/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	1	1	70.00	

Address of comparable property	Price	Date of sale
B02b.410 31 The Avenue Coburg	\$862,270	27/04/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	1	1	70.00	

- ☐ I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

Sale price

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Unconditional sale date

--

Single residential property located inside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 15/10/2026

Property offered for sale

Address
Including suburb or
locality and postcode

B02b.111 31 The Avenue Coburg

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	1	1		56.00	

Indicative selling price

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

Single Price \$ 586,300

or range between \$

&

\$

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Seller's reserve price N/A

Median sale price

Median Price \$ 620,000

Property Type Apartment

Suburb Coburg

Period - From 15/04/2026

To

15/10/2026

Source RPM Data

Comparable property sales

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
B02b.0G10 31 The Avenue Coburg				\$592,670	31/01/2026
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	1	1		56.00	

Address of comparable property				Price	Date of sale
B04.207 31 The Avenue Coburg				\$589,900	21/09/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	1	1		54.00	

Address of comparable property	Price	Date of sale
B02b.211 31 The Avenue Coburg	\$600,750	19/02/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	1	1		56.00	

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Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

Sale price

\$0

Unconditional sale date

Single residential property located inside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 15/10/2026

Property offered for sale

Address
Including suburb or
locality and postcode

B02b.208 31 The Avenue Coburg

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	1	1		55.00	

Indicative selling price

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

Single Price \$ 572,800

or range between \$

&

\$

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Seller's reserve price N/A

Median sale price

Median Price \$ 620,000

Property Type Apartment

Suburb Coburg

Period - From 15/04/2026

To

15/10/2026

Source RPM Data

Comparable property sales

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
B02b.0G10 31 The Avenue Coburg				\$592,670	31/01/2026
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	1	1		56.00	

Address of comparable property				Price	Date of sale
B04.207 31 The Avenue Coburg				\$589,900	21/09/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	1	1		54.00	

Address of comparable property	Price	Date of sale
B02b.0G08 31 The Avenue Coburg	\$555,530	09/10/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	1	1		55.00	

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Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

Sale price

Unconditional sale date

Single residential property located inside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 15/10/2026

Property offered for sale

Address
Including suburb or
locality and postcode

B02b.210 31 The Avenue Coburg

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	1	1	72.00	

Indicative selling price

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

Single Price \$ 821,800

or range between \$

&

\$

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Seller's reserve price N/A

Median sale price

Median Price \$ 620,000

Property Type Apartment

Suburb Coburg

Period - From 15/04/2026

To

15/10/2026

Source RPM Data

Comparable property sales

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
B02b.310 31 The Avenue Coburg	\$829,720	28/05/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	1	1	69.00	

Address of comparable property	Price	Date of sale
B02b.410 31 The Avenue Coburg	\$862,270	27/04/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	1	1	70.00	

Address of comparable property	Price	Date of sale
B02b.0G11 31 The Avenue Coburg	\$800,570	26/03/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	1	1	70.00	

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Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

Sale price

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Unconditional sale date

--

Single residential property located inside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 15/10/2026

Property offered for sale

Address
Including suburb or
locality and postcode

B02b.212 31 The Avenue Coburg

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	1	1	69.00	

Indicative selling price

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

Single Price \$ 812,200

or range between \$

&

\$

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Seller's reserve price N/A

Median sale price

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Property Type Apartment

Suburb Coburg

Period - From 15/04/2026

To

15/10/2026

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Address of comparable property				Price	Date of sale
B02b.310 31 The Avenue Coburg				\$829,720	28/05/2026
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	1	1	69.00	

Address of comparable property				Price	Date of sale
B02b.0G11 31 The Avenue Coburg				\$800,570	26/03/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	1	1	70.00	

Address of comparable property	Price	Date of sale
B02b.410 31 The Avenue Coburg	\$862,270	27/04/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	1	1	70.00	

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N/A

Sale outcome

Sale price

\$0

Unconditional sale date

Single residential property located inside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 15/10/2026

Property offered for sale

Address
Including suburb or
locality and postcode

B02b.301 31 The Avenue Coburg

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	2	1	77.00	

Indicative selling price

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

Single Price \$ 898,700

or range between \$

&

\$

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Seller's reserve price N/A

Median sale price

Median Price \$ 620,000

Property Type Apartment

Suburb Coburg

Period - From 15/04/2026

To

15/10/2026

Source RPM Data

Comparable property sales

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Address of comparable property	Price	Date of sale
B02b.401 31 The Avenue Coburg	\$925,620	09/09/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	2	1	77.00	

Address of comparable property	Price	Date of sale
B02b.203 31 The Avenue Coburg	\$934,060	16/02/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	2	1	77.00	

Address of comparable property	Price	Date of sale
B02b.410 31 The Avenue Coburg	\$862,270	27/04/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	1	1	70.00	

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N/A

Sale outcome

Sale price

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Unconditional sale date

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Date prepared 15/10/2026

Property offered for sale

Address
Including suburb or
locality and postcode

B02b.401 31 The Avenue Coburg

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	2	1	77.00	

Indicative selling price

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

Single Price \$ 908,300

or range between \$

&

\$

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Seller's reserve price N/A

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Property Type Apartment

Suburb Coburg

Period - From 15/04/2026

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Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	2	1	77.00	

Address of comparable property	Price	Date of sale
B02b.410 31 The Avenue Coburg	\$862,270	27/04/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	1	1	70.00	

Address of comparable property	Price	Date of sale
B02b.310 31 The Avenue Coburg	\$829,720	28/05/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	1	1	69.00	

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Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

Sale price

\$925,620

Unconditional sale date

09/09/2026

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Property offered for sale

Address
Including suburb or
locality and postcode

B02b.405 31 The Avenue Coburg

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	2	1	83.00	

Indicative selling price

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

Single Price \$ 979,500

or range between \$

&

\$

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Seller's reserve price N/A

Median sale price

Median Price \$ 620,000

Property Type Apartment

Suburb Coburg

Period - From 15/04/2026

To

15/10/2026

Source RPM Data

Comparable property sales

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
B02b.204 31 The Avenue Coburg	\$996,100	27/07/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	2	1	83.00	

Address of comparable property	Price	Date of sale
B02b.203 31 The Avenue Coburg	\$934,060	16/02/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	2	1	77.00	

Address of comparable property	Price	Date of sale
B02b.401 31 The Avenue Coburg	\$925,620	09/09/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	2	1	77.00	

- ☐ I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

Sale price

Unconditional sale date

Single residential property located inside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 15/10/2026

Property offered for sale

Address
Including suburb or
locality and postcode

B02b.0G01 31 The Avenue Coburg

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	2	1	77.00	

Indicative selling price

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

Single Price \$ 874,700

or range between \$

&

\$

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Seller's reserve price N/A

Median sale price

Median Price \$ 620,000

Property Type Apartment

Suburb Coburg

Period - From 15/04/2026

To

15/10/2026

Source RPM Data

Comparable property sales

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
B02b.401 31 The Avenue Coburg	\$925,620	09/09/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	2	1	77.00	

Address of comparable property	Price	Date of sale
B02b.203 31 The Avenue Coburg	\$934,060	16/02/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	2	1	77.00	

Address of comparable property	Price	Date of sale
B02b.410 31 The Avenue Coburg	\$862,270	27/04/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	1	1	70.00	

- ☐ I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

Sale price

--

Unconditional sale date

--

Single residential property located inside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 15/10/2026

Property offered for sale

Address
Including suburb or
locality and postcode

B02b.0G03 31 The Avenue Coburg

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	2	1	77.00	

Indicative selling price

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

Single Price \$ 913,100

or range between \$

&

\$

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Seller's reserve price N/A

Median sale price

Median Price \$ 620,000

Property Type Apartment

Suburb Coburg

Period - From 15/04/2026

To

15/10/2026

Source RPM Data

Comparable property sales

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
B02b.203 31 The Avenue Coburg	\$934,060	16/02/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	2	1	77.00	

Address of comparable property	Price	Date of sale
B02b.401 31 The Avenue Coburg	\$925,620	09/09/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	2	1	77.00	

Address of comparable property	Price	Date of sale
B02b.410 31 The Avenue Coburg	\$862,270	27/04/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	1	1	70.00	

- ☐ I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

Sale price

\$0

Unconditional sale date

Single residential property located inside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 15/10/2026

Property offered for sale

Address
Including suburb or
locality and postcode

B02b.0G04 31 The Avenue Coburg

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	2	1	83.00	

Indicative selling price

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

Single Price \$ 994,900

or range between \$

&

\$

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Seller's reserve price N/A

Median sale price

Median Price \$ 620,000

Property Type Apartment

Suburb Coburg

Period - From 15/04/2026

To

15/10/2026

Source RPM Data

Comparable property sales

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
B02b.204 31 The Avenue Coburg	\$996,100	27/07/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	2	1	83.00	

Address of comparable property	Price	Date of sale
B02b.203 31 The Avenue Coburg	\$934,060	16/02/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	2	1	77.00	

Address of comparable property	Price	Date of sale
B02b.401 31 The Avenue Coburg	\$925,620	09/09/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	2	2	1	77.00	

- ☐ I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

Sale price

--

Unconditional sale date

--

Property Price Statement

Single residential property located inside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 15/10/2026

Property offered for sale

Address
Including suburb or
locality and postcode

B02b.0G08 31 The Avenue Coburg

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	1	1		55.00	

Indicative selling price

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

Single Price \$ 552,700

or range between \$

&

\$

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Seller's reserve price N/A

Median sale price

Median Price \$ 620,000

Property Type Apartment

Suburb Coburg

Period - From 15/04/2026

To

15/10/2026

Source RPM Data

Comparable property sales

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
B02b.0G07 31 The Avenue Coburg	\$552,500	03/06/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	1	1		55.00	

Address of comparable property	Price	Date of sale
B02b.0G06 31 The Avenue Coburg	\$566,000	09/04/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	1	1		55.00	

Address of comparable property	Price	Date of sale
B02b.0G10 31 The Avenue Coburg	\$592,670	31/01/2026

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Apartment	1	1		56.00	

- ☐ I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

Sale price

\$555,530

Unconditional sale date

09/10/2026