

## 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

115/146 BELL 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

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$623,750

Property type

Unit

Suburb

Coburg

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

116/146 BELL STREET COBURG VIC 3058	\$488,250	28-May-25
904/146 BELL STREET COBURG VIC 3058	\$460,000	01-Apr-25
44 QUARRY CIRCUIT COBURG VIC 3058	\$515,000	15-Jan-25

OR

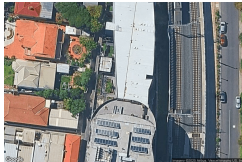
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 July 2025



**116/146 BELL STREET COBURG VIC 3058** Sold Price <sup>RS</sup> **\$488,250** Sold Date **28-May-25**  
 Distance **0km**

 2  2  1



**904/146 BELL STREET COBURG VIC 3058** Sold Price **\$460,000** Sold Date **01-Apr-25**  
 Distance **0km**

 2  2  1



**44 QUARRY CIRCUIT COBURG VIC 3058** Sold Price **\$515,000** Sold Date **15-Jan-25**  
 Distance **0.91km**

 2  2  1

**RS** = Recent sale      **UN** = Undisclosed Sale

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