

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

5/80 MUNRO 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

\$550,000

&

\$595,000

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

3/30 SHAFTSBURY STREET COBURG VIC 3058	\$617,000	03-Apr-25
10/10 DONALD STREET BRUNSWICK VIC 3056	\$578,000	29-Jan-25
208/53 GAFFNEY STREET COBURG VIC 3058	\$550,000	09-Jul-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: 18 July 2025



**3/30 SHAFTSBURY STREET
COBURG VIC 3058**

 2  1  1

Sold Price **\$617,000** Sold Date **03-Apr-25**

Distance **0.98km**



**10/10 DONALD STREET
BRUNSWICK VIC 3056**

 2  1  1

Sold Price **\$578,000** Sold Date **29-Jan-25**

Distance **1.62km**



**208/53 GAFFNEY STREET
COBURG VIC 3058**

 2  2  1

Sold Price ^{RS} **\$550,000** Sold Date **09-Jul-25**

Distance **1.16km**

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

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