

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

4/2 BARRYS LANE 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

\$950,000

&

\$1,050,000

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

25A NELSON STREET COBURG VIC 3058	\$1,261,000	12-Sep-24
2/37 PRESTON STREET COBURG VIC 3058	\$1,120,000	24-May-25
1/25-27 JACKA STREET PRESTON VIC 3072	\$1,100,000	17-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: 21 July 2025



25A NELSON STREET COBURG VIC 3058

Sold Price

\$1,261,000

Sold Date

12-Sep-24

3

2

1

Distance

0.78km



2/37 PRESTON STREET COBURG VIC 3058

Sold Price

\$1,120,000

Sold Date

24-May-25

3

2

1

Distance

1.25km



1/25-27 JACKA STREET PRESTON VIC 3072

Sold Price

^{RS} **\$1,100,000**

Sold Date

17-May-25

3

2

1

Distance

2.14km



1/11 HOSKEN STREET RESERVOIR VIC 3073

Sold Price

\$1,171,000

Sold Date

22-Feb-25

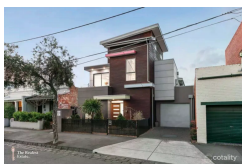
3

3

1

Distance

2.2km



1/40 REYNARD STREET COBURG VIC 3058

Sold Price

\$990,000

Sold Date

14-Jun-25

3

2

1

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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