

## 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

200-216 SYDNEY ROAD 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

\$1,175,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Coburg

Period-from

01 Apr 2024

to

31 Mar 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

4/160 EDWARD STREET BRUNSWICK VIC 3056	\$1,430,000	15-Oct-24
1/28 HELLER STREET BRUNSWICK VIC 3056	\$1,880,000	06-Nov-24
1/9 FLORENCE STREET COBURG VIC 3058	\$1,250,000	24-Feb-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: 03 April 2025

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**4/160 EDWARD STREET  
BRUNSWICK VIC 3056**

4 3 2

Sold Price **\$1,430,000** Sold Date **15-Oct-24**

Distance **2.87km**



**1/28 HELLER STREET BRUNSWICK  
VIC 3056**

4 3 2

Sold Price <sup>RS</sup> **\$1,880,000** Sold Date **06-Nov-24**

Distance **3.11km**



**1/9 FLORENCE STREET COBURG  
VIC 3058**

4 2 2

Sold Price <sup>RS</sup> **\$1,250,000** Sold Date **24-Feb-25**

Distance **0.59km**

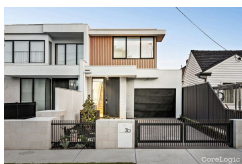


**904/35 PLENTY ROAD PRESTON  
VIC 3072**

4 2 2

Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **13-Mar-25**

Distance **3.23km**



**3 SIMS STREET PASCOE VALE VIC  
3044**

4 3 2

Sold Price <sup>RS</sup> **\$1,220,000** Sold Date **27-Dec-24**

Distance **3.48km**



**2A HENLEY STREET PASCOE VALE  
SOUTH VIC 3044**

4 3 2

Sold Price <sup>RS</sup> **\$1,122,000** Sold Date **15-Mar-25**

Distance **3.05km**

RS = Recent sale      UN = Undisclosed Sale

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**4 TANGYES STREET PASCOE VALE** Sold Price <sup>RS</sup> **\$1,485,000** <sup>UN</sup> Sold Date **04-Nov-24**  
**VIC 3044**

 4  3  2

Distance **3.14km**



**6/38 WALKER STREET PARKVILLE** Sold Price **\$1,588,000** Sold Date **02-Nov-24**  
**VIC 3052**

 4  2  2

Distance **3.9km**

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

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