

**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
5/1 Stockade Avenue, Coburg, Vic 3058

Indicative selling price

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

range between **\$590,000** & **\$649,000**

Median sale price

Median price **\$610,000** Property type **Unit** Suburb **Coburg**
Period - From **01/01/2025** to **31/12/2025** Source  **PropTrack**

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 six 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
5/80 Munro Street, Coburg, VIC 3058	\$620,000	01/09/2025
10/13 Baxter Street, Coburg, VIC 3058	\$620,000	11/10/2025

OR

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

This Statement of Information was prepared on: **08/01/2026**