

# 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  
1304/1 Pentridge Boulevard, Coburg, Vic 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$600,000

&

\$660,000

### Median sale price

Median price \$600,000 Property type *Unit* Suburb Coburg

Period - From 01/02/2025 to 31/01/2026 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
1001A/21 Pentridge Boulevard, Coburg, VIC 3058	\$640,000	25/12/2025
204/11 Urquhart Street, Coburg, VIC 3058	\$600,000	19/01/2026
201/729 Sydney Rd, Coburg, VIC 3058	\$670,000	14/10/2025

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 six months.

This Statement of Information was prepared on: 05/02/2026