Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AFoftheEstateAgents Act 1980

Property offered for sale

Address Including suburb and postcode	Address available on request

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$650,000	&	$900,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price	$1,200,000	Property type	House	Suburb	
Period-from	01 Apr 2025	to	31 Mar 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These arethe threepropertiessoldwithintwokilometresof theproperty 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
9 LANARK STREET BRUNSWICK EAST VIC 3057	-	23-Dec-25
110 BARROW STREET COBURG VIC 3058	-	04-Jun-25
10 BUTLER GROVE COBURG VIC 3058	-	01-Apr-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: 16 April 2026

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9 LANARK STREET BRUNSWICK EAST VIC 3057

3 1 -

Sold Price -Sold Date 23-Dec-25

Distance 4.96km



110 BARROW STREET COBURG VIC 3058

4 - 1

Sold Price Sold Date 04-Jun-25

Distance 4.72km



10 BUTLER GROVE COBURG VIC 3058

2 2 1

Sold Price Sold Date 01-Apr-25

Distance 4.42km

RS= Recent sale UN= Undisclosed Sale

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