

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

7/25a Arthur Street, Coburg North Vic 3058

Indicative selling price

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

Range between

\$440,000

&

\$480,000

Median sale price

Median price

\$725,000

Property Type

Unit

Suburb

Coburg North

Period - From

19/11/2024

to

18/11/2025

Source

Property Data

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
1	8/383 Gilbert Rd PRESTON 3072	\$475,000	01/11/2025
2	7/10 Derby St FAWKNER 3060	\$475,500	25/10/2025
3	3/6 Griffiths St RESERVOIR 3073	\$455,000	21/08/2025

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:

19/11/2025 10:44



Property Type:
Agent Comments

Indicative Selling Price
\$440,000 - \$480,000
Median Unit Price
19/11/2024 - 18/11/2025: \$725,000

Comparable Properties



8/383 Gilbert Rd PRESTON 3072 (REI)

Agent Comments



Price: \$475,000
Method: Auction Sale
Date: 01/11/2025
Property Type: Apartment



7/10 Derby St FAWKNER 3060 (REI)

Agent Comments



Price: \$475,500
Method: Auction Sale
Date: 25/10/2025
Property Type: Unit



3/6 Griffiths St RESERVOIR 3073 (VG)

Agent Comments



Price: \$455,000
Method: Sale
Date: 21/08/2025
Property Type: Strata Unit - Conjoined