

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 \$480,000 & \$520,000

Median sale price

Median price \$762,000 Property Type Unit Suburb Coburg North

Period - From 01/07/2025 to 30/09/2025 Source REIV

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	6/36 Willoughby St RESERVOIR 3073	\$486,000	29/11/2025
2	8/211 Edwardes St RESERVOIR 3073	\$485,000	07/11/2025
3	6/25a Arthur St COBURG NORTH 3058	\$510,000	12/09/2025

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:

08/12/2025 15:44



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
September quarter 2025: \$762,000

Comparable Properties



6/36 Willoughby St RESERVOIR 3073 (REI)

Agent Comments

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Price: \$486,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Unit
Land Size: 90 sqm approx



8/211 Edwardes St RESERVOIR 3073 (REI)

Agent Comments

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Price: \$485,000
Method: Sold Before Auction
Date: 07/11/2025
Property Type: Unit



6/25a Arthur St COBURG NORTH 3058 (REI)

Agent Comments

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Price: \$510,000
Method: Sold Before Auction
Date: 12/09/2025
Property Type: Unit

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788