

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

1/13 Baxter Street, Coburg Vic 3058

Indicative selling price

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

Single price

\$429,500

Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

Coburg

Period - From

13/08/2024

to

12/08/2025

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		
2		
3		

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:

13/08/2025 17:26

1/13 Baxter Street, Coburg Vic 3058



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Indicative Selling Price
\$429,500

Median Unit Price

13/08/2024 - 12/08/2025: \$560,000



1 1 1

Property Type: Apartment
Agent Comments

Comparable Properties

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.

Account - THE BISI AGENT | P: 0413067916 | F: 03 9482 2055



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