

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

201/146 Bell Street, Coburg Vic 3058

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$617,750 Property Type Unit Suburb Coburg

Period - From 04/03/2025 to 03/03/2026 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	803/146 Bell St COBURG 3058	\$500,000	12/02/2026
2	112/14 Bell St COBURG 3058	\$480,000	30/01/2026
3	902/146 Bell St COBURG 3058	\$465,000	04/12/2025

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:

04/03/2026 11:27



Janelle De lesi
0403 783 537
janelledeiesi@mcgrath.com.au



2 1 1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
04/03/2025 - 03/03/2026: \$617,750

Comparable Properties



803/146 Bell St COBURG 3058 (REI)

Agent Comments

2 2 1

Price: \$500,000
Method: Private Sale
Date: 12/02/2026
Property Type: Apartment



112/14 Bell St COBURG 3058 (REI)

Agent Comments

2 1 1

Price: \$480,000
Method: Private Sale
Date: 30/01/2026
Property Type: Apartment



902/146 Bell St COBURG 3058 (REI)

Agent Comments

2 1 1

Price: \$465,000
Method: Private Sale
Date: 04/12/2025
Property Type: Apartment

Account - McGrath | P: 03 9489 9422 | F: 03 9486 2614



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