

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

28 Wattle Grove, Coburg Vic 3058

Indicative selling price

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

Single price

\$2,299,000

Median sale price

Median price

\$1,290,000

Property Type

House

Suburb

Coburg

Period - From

01/07/2025

to

30/06/2026

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	11 Rainer St PASCOE VALE SOUTH 3044	\$2,307,000	02/05/2026
2	24 Preston St COBURG 3058	\$2,420,000	25/04/2026
3	8 Foch Av COBURG 3058	\$2,350,000	28/03/2026

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:

20/08/2026 15:10

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4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,299,000

Median House Price

Year ending June 2026: \$1,290,000

Comparable Properties



11 Rainer St PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments

4 2 3

Price: \$2,307,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 425 sqm approx



24 Preston St COBURG 3058 (REI/VG)

Agent Comments

4 3 2

Price: \$2,420,000

Method: Private Sale

Date: 25/04/2026

Property Type: House

Land Size: 560 sqm approx



8 Foch Av COBURG 3058 (REI/VG)

Agent Comments

4 2 2

Price: \$2,350,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 556 sqm approx

Account - Whitefox Real Estate | P: 96459699



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