

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

38 Harding Street, Coburg Vic 3058

Indicative selling price

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

Single price

\$1,498,000

Median sale price

Median price

\$1,250,000

Property Type

House

Suburb

Coburg

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 | 23 Linsey St COBURG 3058 | \$1,446,000 | 22/11/2025 |
| 2 | 8 Merribell Av COBURG 3058 | \$1,450,000 | 12/11/2025 |
| 3 | 74 The Avenue COBURG 3058 | \$1,556,000 | 11/10/2025 |

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:

02/12/2025 22:00

38 Harding Street, Coburg Vic 3058



first
national
REAL ESTATE | Bill Schlink

Isaac Fakhri

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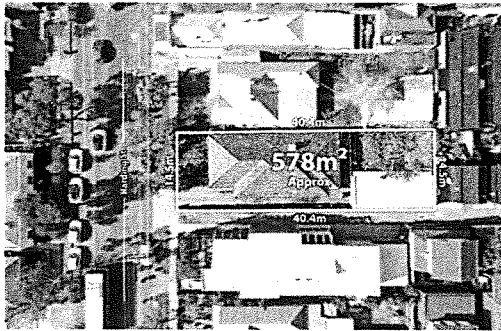
isaac@billschlink.com.au

Indicative Selling Price

\$1,498,000

Median House Price

September quarter 2025: \$1,250,000



5 bedrooms 2 bathrooms 5 cars

Property Type: House

Land Size: 578 sqm approx

Agent Comments

Comparable Properties



23 Linsey St COBURG 3058 (REI)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$1,446,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)



8 Merribell Av COBURG 3058 (REI)

Agent Comments

4 bedrooms 2 bathrooms 2 cars

Price: \$1,450,000

Method: Sold Before Auction

Date: 12/11/2025

Property Type: House (Res)

Land Size: 564 sqm approx



74 The Avenue COBURG 3058 (REI)

Agent Comments

3 bedrooms 1 bathroom 1 car

Price: \$1,556,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 526 sqm approx

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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