

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 \$1,470,000

Median sale price

Median price \$1,280,000

Property Type House

Suburb Coburg

Period - From 01/10/2025

to 31/12/2025

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	46 Anketell St COBURG 3058	\$1,600,000	25/11/2025
2	155 Miller St THORNBURY 3071	\$1,460,000	17/11/2025
3	11 Caton Av COBURG 3058	\$1,510,000	14/11/2025

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:

05/02/2026 12:45

38 Harding Street, Coburg Vic 3058



first national
REAL ESTATE | Bill Schlink

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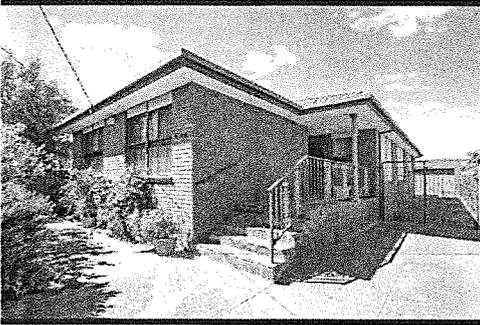
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Indicative Selling Price

\$1,470,000

Median House Price

December quarter 2025: \$1,280,000



5 2 5

Property Type: House

Land Size: 578 sqm approx

Agent Comments

Comparable Properties



46 Anketell St COBURG 3058 (REI)

Agent Comments

3 2 4

Price: \$1,600,000

Method: Private Sale

Date: 25/11/2025

Property Type: House

Land Size: 1066 sqm approx



155 Miller St THORNBURY 3071 (REI)

Agent Comments

3 1 4

Price: \$1,460,000

Method: Private Sale

Date: 17/11/2025

Property Type: House



11 Caton Av COBURG 3058 (REI)

Agent Comments

5 2 4

Price: \$1,510,000

Method: Private Sale

Date: 14/11/2025

Property Type: House (Res)

Land Size: 535 sqm approx

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



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