Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa

Address	38 Harding Street, Coburg Vic 3058
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,500,000	&	\$1,600,000
			L

Median sale price

Median price \$1,250,000	Pro	perty Type	louse		Suburb	Coburg
Period - From 01/07/2025	to	30/09/2025	So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	22 Halwyn Cr PRESTON 3072	\$1,570,000	08/11/2025
2	26 Florence St COBURG 3058	\$1,630,000	20/10/2025
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:	14/11/2025 17:53
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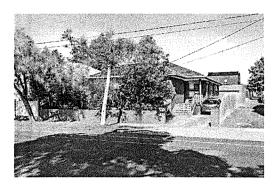




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Indicative Selling Price \$1,500,000 - \$1,600,000 **Median House Price**

September quarter 2025: \$1,250,000



Property Type: House Land Size: 578 sqm approx **Agent Comments**

Comparable Properties



22 Halwyn Cr PRESTON 3072 (REI)

Agent Comments

Price: \$1,570,000 Method: Auction Sale Date: 08/11/2025

Property Type: House (Res) Land Size: 461 sqm approx



26 Florence St COBURG 3058 (REI)

Agent Comments

Price: \$1,630,000

Method: Sold Before Auction

Date: 20/10/2025

Property Type: House (Res) Land Size: 625 sqm approx



74 The Avenue COBURG 3058 (REI)

Price: \$1,556,000 Method: Auction Sale Date: 11/10/2025

Property Type: House (Res) Land Size: 526 sqm approx Agent Comments

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





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