

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	40 Harding Street, Coburg Vic 3058
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Indicative selling price

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

Range between	\$1,600,000	&	\$1,760,000
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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	71 Barrow St COBURG 3058	\$1,640,000	25/02/2026
2	97 Moore St COBURG 3058	\$1,730,000	20/02/2026
3	27 Campbell St COBURG 3058	\$1,740,000	13/12/2025

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: 10/03/2026 12:14

40 Harding Street, Coburg Vic 3058



first national
REAL ESTATE | Bill Schlink

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Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

December quarter 2025: \$1,280,000



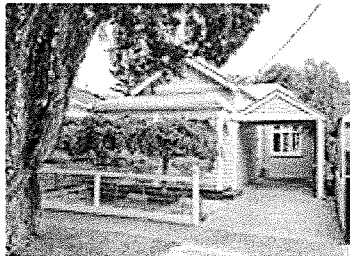
Rooms: 4

Property Type: House (Res)

Land Size: 566 sqm approx

Agent Comments

Comparable Properties



71 Barrow St COBURG 3058 (REI)

Agent Comments



Price: \$1,640,000

Method: Sold Before Auction

Date: 25/02/2026

Property Type: House

Land Size: 404 sqm approx



97 Moore St COBURG 3058 (REI)

Agent Comments



Price: \$1,730,000

Method: Sold Before Auction

Date: 20/02/2026

Property Type: House

Land Size: 479 sqm approx



27 Campbell St COBURG 3058 (REI)

Agent Comments



Price: \$1,740,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

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



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