

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

138 Barrow Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

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	4a Florence St COBURG 3058	\$1,640,000	11/11/2025
2			
3			

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.~~

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5 3 2

Property Type: Land

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

December quarter 2025: \$1,280,000

Comparable Properties



4a Florence St COBURG 3058 (REI/VG)

Agent Comments

4 3 2

Price: \$1,640,000

Method: Private Sale

Date: 11/11/2025

Property Type: House

Land Size: 315 sqm approx

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. There has only been comparable sale within the last 6 months. 138 Barrow Street, Coburg is a new off the plan development with limited comparable sales that have transacted within the last 6 months.