

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	26 Wolseley 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	\$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,367,500	Property Type	House	Suburb	Coburg
Period - From	01/01/2026	to	31/03/2026	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	54 Munro St COBURG 3058	\$1,205,000	14/03/2026
2	43 Fraser St BRUNSWICK 3056	\$1,200,000	07/02/2026
3	208 Moreland Rd BRUNSWICK 3056	\$1,100,000	05/02/2026

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: 29/04/2026 08:43



Rooms: 1
Property Type: House
Land Size: 234.511 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
March quarter 2026: \$1,367,500

Comparable Properties



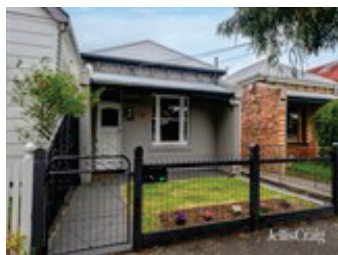
54 Munro St COBURG 3058 (REI)



Price: \$1,205,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 289 sqm approx

Agent Comments

Similar home within 2km, provision for an extra car space



43 Fraser St BRUNSWICK 3056 (REI/VG)



Price: \$1,200,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 232 sqm approx

Agent Comments

Similar home, Brunswick postcode which has a higher median price, not as polished inside



208 Moreland Rd BRUNSWICK 3056 (REI)



Price: \$1,100,000
Method: Sold Before Auction
Date: 05/02/2026
Property Type: House (Res)

Agent Comments

Brunswick postcode, border of Coburg (250m away). Same accommodation and parking on a busy road.