

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

1/26 Hall Street, Coburg Vic 3058

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$643,650

Property Type

Unit

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	93 Ohea St COBURG 3058	\$785,000	02/05/2026
2	1/42 Moore St COBURG 3058	\$765,000	13/04/2026
3	5/39 Service St COBURG 3058	\$785,000	27/02/2026

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:

13/06/2026 13:25



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Property Type: Villa Unit

Agent Comments

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

March quarter 2026: \$643,650

Comparable Properties



93 Ohea St COBURG 3058 (REI)

Agent Comments

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Price: \$785,000

Method: Auction Sale

Date: 02/05/2026

Rooms: 4

Property Type: House (Res)

Land Size: 217 sqm approx



1/42 Moore St COBURG 3058 (REI/VG)

Agent Comments

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Price: \$765,000

Method: Private Sale

Date: 13/04/2026

Property Type: House



5/39 Service St COBURG 3058 (VG)

Agent Comments

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Price: \$785,000

Method: Sale

Date: 27/02/2026

Property Type: Strata Unit/Flat

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