

# 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 Bain Avenue, Coburg North Vic 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$790,000

&

\$860,000

### Median sale price

Median price

\$1,127,500

Property Type

House

Suburb

Coburg North

Period - From

01/04/2025

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 | 38 Hare St FAWKNER 3060        | \$811,000 | 18/04/2026   |
| 2 | 19 Bakers Rd COBURG NORTH 3058 | \$885,000 | 21/03/2026   |
| 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.

This Statement of Information was prepared on:

23/04/2026 11:19



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$790,000 - \$860,000  
**Median House Price**  
Year ending March 2026: \$1,127,500

## Comparable Properties



**38 Hare St FAWKNER 3060 (REI)**

Agent Comments



**Price:** \$811,000  
**Method:** Auction Sale  
**Date:** 18/04/2026  
**Property Type:** House (Res)  
**Land Size:** 686 sqm approx



**19 Bakers Rd COBURG NORTH 3058 (REI)**

Agent Comments



**Price:** \$885,000  
**Method:** Auction Sale  
**Date:** 21/03/2026  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 501 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.

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