

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 Lascelles Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

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	48 Lascelles St COBURG 3058	\$1,235,000	08/05/2026
2	1/48 Coburg St COBURG 3058	\$1,270,000	18/04/2026
3	142a Hope St BRUNSWICK 3056	\$1,300,000	21/03/2026

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:

19/05/2026 11:33

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

March quarter 2026: \$1,367,500



 3  2  2

Property Type: Townhouse (Res)

Land Size: 260 sqm approx

Agent Comments

Comparable Properties



48 Lascelles St COBURG 3058 (REI)

 3  1  -

Price: \$1,235,000

Method: Sold Before Auction

Date: 08/05/2026

Property Type: House (Res)

Agent Comments

A different styled home here being a weather board but its on the same street, very comparable location, this one only has 1 bathroom and no car spot



1/48 Coburg St COBURG 3058 (REI)

 4  2  2

Price: \$1,270,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Townhouse (Res)

Agent Comments

A very similar sized property here but on the other side of Sydney Rd, it does have 4 bedrooms, but 1 Lascelles can be a 4 bedroom property if you were to take out all the desks in the office/study. This is more modern but very similar layout, also has a double garage.



142a Hope St BRUNSWICK 3056 (REI)

 3  2  2

Price: \$1,300,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Agent Comments

seems like this property was built around the same time, has similar accommodation, 3 bed 2 bath and 2 car. This one is in Brunswick, not Coburg, but still not too far away.