

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

01/10/2026

Property offered for sale

Address
Including suburb and postcode

196 Gordon Street, Coburg Vic 3058

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	15.5	402

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price \$1,600,000

or

Range between

&

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price \$1,290,000

Property type House

Suburb Coburg

Period: from 01/07/2025

to 30/06/2026

Source REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	25 Berry St COBURG 3058				
Sale price	\$1,635,000	Date of sale	19/09/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	1	N/A	445

Comparable property 2

Address	135 Gordon St COBURG 3058				
Sale price	\$1,540,000	Date of sale	14/06/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	1	N/A	403

Comparable property 3

Address	23 Berry St COBURG 3058				
Sale price	\$1,660,000	Date of sale	13/06/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	5	3	2	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price		Unconditional sale date	
------------	--	-------------------------	--

This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=7d5bfaff18a7b238d76be4cc0d4101d>

Dylan Francis

0421 023 832

dylan@whitefoxrealestate.com.au



4
 2
 2

Property Type: House (Res)**Land Size:** 402 sqm approx**Agent Comments****Indicative Selling Price**

\$1,600,000

Median House Price

Year ending June 2026: \$1,290,000

Renovated single-level Coburg bungalow offering four bedrooms, including a master with walk-in robe and ensuite, plus a second bathroom with bath. Features include open-plan living and dining, engineered oak floors, high ceilings and seamless indoor-outdoor flow to a rear alfresco area. The stone kitchen includes ILVE and Bosch appliances and extensive storage. Additional features include 10kW solar, 13.5kW Tesla battery, reverse-cycle heating/cooling, alarm, full-size laundry, double carport and additional driveway parking. Zoned for Strathmore Secondary and Coburg

Comparable Properties

**25 Berry St COBURG 3058 (REI)**

4
 2
 1

Price: \$1,635,000**Method:** Auction Sale**Date:** 19/09/2026**Property Type:** House (Res)**Land Size:** 445 sqm approx**Agent Comments**

Comparable home on slightly larger land.

**135 Gordon St COBURG 3058 (REI)**

4
 2
 1

Price: \$1,540,000**Method:** Sold Before Auction**Date:** 14/06/2026**Property Type:** House (Res)**Land Size:** 403 sqm approx**Agent Comments**

Comparable home and land size, however internal finishes are slightly dated.

**23 Berry St COBURG 3058 (REI)**

5
 3
 2

Price: \$1,660,000**Method:** Auction Sale**Date:** 13/06/2026**Property Type:** House (Res)**Agent Comments**

Superior home offering an additional bedroom and bathroom, on similar sized land.