

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

21a Loch Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,281,000

Property Type House

Suburb Coburg

Period - From 01/04/2026

to

30/06/2026

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	1 Lascelles St COBURG 3058	\$1,340,000	15/06/2026
2	62 The Avenue COBURG 3058	\$1,400,000	03/06/2026
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:

10/08/2026 11:53



4 4 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
June quarter 2026: \$1,281,000

Comparable Properties



1 Lascelles St COBURG 3058 (REI)

3 2 2

Agent Comments

One less bedroom and 2 less
bathrooms

Price: \$1,340,000
Method: Private Sale
Date: 15/06/2026
Property Type: House (Res)



62 The Avenue COBURG 3058 (REI/VG)

4 3 2

Agent Comments

One less bathroom

Price: \$1,400,000
Method: Private Sale
Date: 03/06/2026
Property Type: House
Land Size: 278 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.