

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

23 Main Street, Coburg Vic 3058

Indicative selling price

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

Single price

\$1,275,000

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	116 Barrow St COBURG 3058	\$1,170,000	28/02/2026
2	16a Wellington St COBURG 3058	\$1,200,000	31/10/2025
3	26 Main St COBURG 3058	\$1,240,000	25/10/2025

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:

09/04/2026 10:18



 3  2  0

Property Type: House (Res)

Land Size: 207 sqm approx

Agent Comments

This property has been sub-divided and sits on land of 207 m2

Comparable Properties



116 Barrow St COBURG 3058 (REI/VG)

Agent Comments

 3  1  -

Price: \$1,170,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 256 sqm approx



16a Wellington St COBURG 3058 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,200,000

Method: Sold Before Auction

Date: 31/10/2025

Property Type: House (Res)

Land Size: 216 sqm approx



26 Main St COBURG 3058 (REI/VG)

Agent Comments

 3  1  -

Price: \$1,240,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 427 sqm approx