

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

25 Inca Way, Coburg Vic 3058

Indicative selling price

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

Range between \$870,000

&

\$920,000

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	1/69 Soudan St COBURG 3058	\$887,500	18/04/2026
2	602/37-43 Breese St BRUNSWICK 3056	\$915,000	28/03/2026
3	3/117 Gordon St COBURG 3058	\$920,000	28/02/2026

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:

11/05/2026 12:34



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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$870,000 - \$920,000

Median House Price

March quarter 2026: \$1,367,500

Comparable Properties



1/69 Soudan St COBURG 3058 (REI)

Agent Comments

3 1 2

Price: \$887,500

Method: Auction Sale

Date: 18/04/2026

Property Type: Townhouse (Res)



602/37-43 Breese St BRUNSWICK 3056 (REI)

Agent Comments

3 2 1

Price: \$915,000

Method: Private Sale

Date: 28/03/2026

Property Type: Apartment



3/117 Gordon St COBURG 3058 (REI/VG)

Agent Comments

3 1 1

Price: \$920,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Townhouse (Res)