

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

3 Grassland Avenue, Coburg Vic 3058

Indicative selling price

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

Range between \$960,000

&

\$1,050,000

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	3a Barrys La COBURG 3058	\$1,056,000	13/06/2026
2	35a Moore St COBURG 3058	\$1,040,000	28/02/2026
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:

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Property Type: House (Res)
Land Size: 199 sqm approx
Agent Comments

Indicative Selling Price
\$960,000 - \$1,050,000
Median House Price
June quarter 2026: \$1,281,000

Comparable Properties



3a Barrys La COBURG 3058 (REI)



Price: \$1,056,000
Method: Auction Sale
Date: 13/06/2026
Property Type: Townhouse (Res)

Agent Comments

While Barrys Lane offered the advantage of a second bathroom, Grassland is positioned in a far superior location, with convenient access to Pentridge Village, Coburg Lake, and the Nicholson Street tram line



35a Moore St COBURG 3058 (REI/VG)



Price: \$1,040,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 223 sqm approx

Agent Comments

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.