

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

38 Vincent Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,070,000

&

\$1,170,000

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	20 Lobb St COBURG 3058	\$1,140,000	12/06/2026
2	116 Barrow St COBURG 3058	\$1,170,000	28/02/2026
3	105 Munro St COBURG 3058	\$1,130,000	21/02/2026

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:

17/07/2026 10:41



3 1 1

Property Type: House
Land Size: 265 sqm approx
Agent Comments

Indicative Selling Price
\$1,070,000 - \$1,170,000
Median House Price
June quarter 2026: \$1,281,000

Comparable Properties



20 Lobb St COBURG 3058 (REI)

Agent Comments

3 1 2

Price: \$1,140,000
Method: Private Sale
Date: 12/06/2026
Property Type: House



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



105 Munro St COBURG 3058 (REI/VG)

Agent Comments

3 1 1

Price: \$1,130,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 258 sqm approx

Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155