

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

48 Lascelles Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

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	214 Reynard St COBURG 3058	\$1,150,000	06/12/2025
3	159 Ohea St COBURG 3058	\$1,150,000	07/11/2025

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:

15/04/2026 10:33



3 1 0

Property Type: House

Land Size: 371 sqm approx

Agent Comments

Comparable Properties



116 Barrow St COBURG 3058 (REI/VG)

3 1 -

Price: \$1,170,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 256 sqm approx

Agent Comments

The block size for this property is slightly smaller than our property but similar in the fact that it does not have a car space on title.



214 Reynard St COBURG 3058 (REI/VG)

3 1 3

Price: \$1,150,000

Method: Private Sale

Date: 06/12/2025

Property Type: House

Land Size: 543 sqm approx

Agent Comments

This block size is bigger than ours and does have 3 car spaces however it is situated on a main road compared to our home.



159 Ohea St COBURG 3058 (REI/VG)

3 1 1

Price: \$1,150,000

Method: Sold Before Auction

Date: 07/11/2025

Property Type: House (Res)

Land Size: 267 sqm approx

Agent Comments

This home's land is slightly less than ours however does have one car space on title compared to our home.