

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

138 Barrow Street, Coburg Vic 3058

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

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	15b White St COBURG 3058	\$1,460,000	04/05/2026
2	26 Salisbury St COBURG 3058	\$1,400,000	28/04/2026
3	56b Harding St COBURG 3058	\$1,410,000	03/12/2025

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:

09/05/2026 14:14

Dylan Francis
0421 023 832
dylan@whitefoxrealestate.com.au



 5  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

March quarter 2026: \$1,367,500

Comparable Properties



15b White St COBURG 3058 (REI)

Agent Comments

 4  3  2

Price: \$1,460,000

Method: Private Sale

Date: 04/05/2026

Property Type: House



26 Salisbury St COBURG 3058 (REI)

Agent Comments

 4  4  2

Price: \$1,400,000

Method: Private Sale

Date: 28/04/2026

Property Type: House (Res)



56b Harding St COBURG 3058 (REI/VG)

Agent Comments

 5  4  2

Price: \$1,410,000

Method: Private Sale

Date: 03/12/2025

Property Type: House

Land Size: 253 sqm approx