

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 Harding Street, Coburg Vic 3058

Indicative selling price

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

Single price

\$1,420,000

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	4 Kelley Gr PRESTON 3072	\$1,567,000	09/05/2026
2	101 Phillips St COBURG 3058	\$1,500,000	29/04/2026
3	4 Rogers St COBURG 3058	\$1,425,000	14/03/2026

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:

15/05/2026 17:51



 5  2  5

Property Type: House
Land Size: 578 sqm approx
Agent Comments

Indicative Selling Price

\$1,420,000

Median House Price

March quarter 2026: \$1,367,500

Comparable Properties



4 Kelley Gr PRESTON 3072 (REI)

[Agent Comments](#)

 3  1  1

Price: \$1,567,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 467 sqm approx



101 Phillips St COBURG 3058 (REI)

[Agent Comments](#)

 4  1  2

Price: \$1,500,000
Method: Auction Sale
Date: 29/04/2026
Property Type: House (Res)
Land Size: 460 sqm approx



4 Rogers St COBURG 3058 (REI)

[Agent Comments](#)

 4  1  1

Price: \$1,425,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)