

## 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

89 BARROW STREET COBURG VIC 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Coburg

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

### 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 6 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 11 BATEMAN COURT COBURG VIC 3058     | \$1,022,000 | 29-Apr-26 |
| 68-70 REYNARD STREET COBURG VIC 3058 | \$1,060,000 | 02-Jul-26 |
| 20 LOBB STREET COBURG VIC 3058       | \$1,140,000 | 12-Jun-26 |

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 6 months.~~

This Statement of Information was prepared on: 09 July 2026

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**11 BATEMAN COURT COBURG VIC 3058**

Sold Price

**\$1,022,000**

Sold Date

**29-Apr-26**

 3  2  1

Distance

**1.36km**



**68-70 REYNARD STREET COBURG VIC 3058**

Sold Price

<sup>RS</sup> **\$1,060,000**

Sold Date

**02-Jul-26**

 3  1  2

Distance

**0.91km**



**20 LOBB STREET COBURG VIC 3058**

Sold Price

<sup>RS</sup> **\$1,140,000**

Sold Date

**12-Jun-26**

 3  1  2

Distance

**0.96km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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