

# 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

33 Service 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)

Range between \$1,000,000 & \$1,050,000

### Median sale price

Median price \$1,250,000 Property Type House Suburb Coburg

Period - From 05/05/2025 to 04/05/2026 Source Property Data

### 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	8 Lincoln Av COBURG NORTH 3058	\$1,000,000	19/03/2026
2	68 Walsh St COBURG 3058	\$1,010,000	14/03/2026
3	35 Moore St COBURG 3058	\$1,050,000	02/03/2026

**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:

05/05/2026 14:15



**Property Type:** House  
Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,050,000  
**Median House Price**  
05/05/2025 - 04/05/2026: \$1,250,000

## Comparable Properties



**8 Lincoln Av COBURG NORTH 3058 (REI)**

Agent Comments



**Price:** \$1,000,000  
**Method:** Sold Before Auction  
**Date:** 19/03/2026  
**Property Type:** House (Res)  
**Land Size:** 608 sqm approx



**68 Walsh St COBURG 3058 (REI)**

Agent Comments



**Price:** \$1,010,000  
**Method:** Auction Sale  
**Date:** 14/03/2026  
**Property Type:** House (Res)



**35 Moore St COBURG 3058 (REI/VG)**

Agent Comments



**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 02/03/2026  
**Property Type:** House (Res)

**Account - Biggin & Scott Inner North** | P: 03 9386 1855 | F: 03 9489 5788