

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

Range between \$950,000 & \$1,000,000

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	17 Reynard St COBURG 3058	\$980,000	16/05/2026
2	8 Lincoln Av COBURG NORTH 3058	\$1,000,000	19/03/2026
3	15 Norris St COBURG NORTH 3058	\$955,000	18/12/2025

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:

29/05/2026 14:32



 3  1  2

Property Type: House
Land Size: 418 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$1,000,000
Median House Price
 March quarter 2026: \$1,367,500

Comparable Properties



17 Reynard St COBURG 3058 (REI)

[Agent Comments](#)

 3  1  2

Price: \$980,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 400 sqm approx

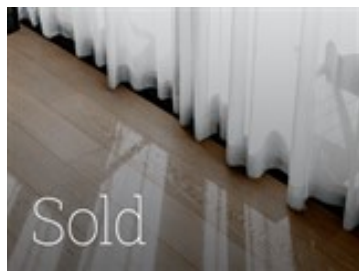


8 Lincoln Av COBURG NORTH 3058 (REI)

[Agent Comments](#)

 3  1  2

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



15 Norris St COBURG NORTH 3058 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$955,000
Method: Private Sale
Date: 18/12/2025
Property Type: House
Land Size: 390 sqm approx

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