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	4/30 The Grove, Coburg Vic 3058

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $643,650 Property Type Unit 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	4/25 Cameron St COBURG 3058	$840,000	14/05/2026
2	2/9 Blair St COBURG 3058	$805,000	02/05/2026
3	18 Industry La COBURG 3058	$835,000	05/02/2026

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: 18/05/2026 14:53

4/30 The Grove, Coburg Vic 3058

Yash Akpinar
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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median Unit Price
March quarter 2026: $643,650

Comparable Properties



4/25 Cameron St COBURG 3058 (REI)

2 1 1

Price: $840,000
Method: Private Sale
Date: 14/05/2026
Property Type: Townhouse (Single)

Agent Comments

This property is a double story two bedroom unit in a very good location close to the train station.



2/9 Blair St COBURG 3058 (REI)

2 1 1

Price: $805,000
Method: Auction Sale
Date: 02/05/2026
Property Type: Unit

Agent Comments

This property is a few streets away from our property but is also double story. However it is two bedrooms, one bathroom and one car space similar to our property.



18 Industry La COBURG 3058 (VG)

2 - -

Price: $835,000
Method: Sale
Date: 05/02/2026
Property Type: Townhouse (Single)

Agent Comments

This property is along Industry Lane which is a very nice lane close to shops and public transport. It is a double story different to our property but also has two bedrooms, one bathroom and one car space on title.

Account - Jellis Craig | P: 03 9387 5888

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