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	1 Bain Avenue, Coburg North Vic 3058

Indicative selling price

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

Range between $750,000 & $820,000

Median sale price

Median price $1,127,500 Property Type House Suburb Coburg North

Period - From 01/04/2025 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	8 Penn Ct FAWKNER 3060	$890,000	23/05/2026
2	148 Lorne St FAWKNER 3060	$866,000	25/04/2026
3	22 Derby St FAWKNER 3060	$756,000	26/03/2026

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: 30/05/2026 07:18

1 Bain Avenue, Coburg North Vic 3058

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$750,000 - $820,000
Median House Price
Year ending March 2026: $1,127,500

Comparable Properties

8 Penn Ct FAWKNER 3060 (REI)

3 1 2

Agent Comments

Price: $890,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 535 sqm approx



148 Lorne St FAWKNER 3060 (REI)

3 1 2

Agent Comments

Price: $866,000
Method: Auction Sale
Date: 25/04/2026
Property Type: House (Res)
Land Size: 727 sqm approx



22 Derby St FAWKNER 3060 (REI)

3 1 2

Agent Comments

Price: $756,000
Method: Auction Sale
Date: 26/03/2026
Property Type: House (Res)
Land Size: 644 sqm approx

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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