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	42 Higinbotham Street, Coburg Vic 3058

Indicative selling price

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

Range between $1,500,000 & $1,550,000

Median sale price

Median price $1,290,000 Property Type House Suburb Coburg

Period - From 01/07/2025 to 30/06/2026 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	135 Gordon St COBURG 3058	$1,540,000	14/06/2026
2	23 Berry St COBURG 3058	$1,660,000	13/06/2026
3	37 Webb St COBURG 3058	$1,525,000	19/05/2026

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: 07/07/2026 13:10

42 Higinbotham Street, Coburg Vic 3058

Irene Androulidakis
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4 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,500,000 - $1,550,000
Median House Price
Year ending June 2026: $1,290,000

Built 2020, nearly as brand new, beautiful size home, 4 bedrooms,3 bathrooms and garage in a great location, close to everything a family needs.Excellent quality finishes and ideal floor plan.

Comparable Properties



135 Gordon St COBURG 3058 (REI)

4 2 1

Price: $1,540,000
Method: Sold Before Auction
Date: 14/06/2026
Property Type: House (Res)
Land Size: 403 sqm approx

Agent Comments

Great comparable, in close proximity very similar land size and both in similar condition however Higinbotham is superior in quality and finishes.



23 Berry St COBURG 3058 (REI)

5 3 2

Price: $1,660,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)

Agent Comments

Excellent comparable, very similar size allotment in close proximity and similar accommodation , Berry has an extra room and it is South of Bell St so slightly superior in location.



37 Webb St COBURG 3058 (REI/VG)

3 2 -

Price: $1,525,000
Method: Sold Before Auction
Date: 19/05/2026
Property Type: House (Res)
Land Size: 372 sqm approx

Agent Comments

Excellent recent sale, parallel street in close proximity, fully renovated so great comparable overall, was sold off market.

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