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	32 Orvieto Street, Coburg North Vic 3058

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,115,000 Property Type House Suburb Coburg North

Period - From 01/04/2026 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	1 Bain Av COBURG NORTH 3058	$905,000	20/06/2026
2	6 Tonkin Av COBURG NORTH 3058	$920,000	06/05/2026
3	11 Smith St COBURG NORTH 3058	$990,000	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: 29/07/2026 13:42

32 Orvieto Street, Coburg North Vic 3058

Yash Akpinar
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3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
June quarter 2026: $1,115,000

Comparable Properties



1 Bain Av COBURG NORTH 3058 (REI)

3 1 2

Price: $905,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)

Agent Comments

This property is in worse condition than our home and it backs onto the train line. It also has 1 less bathroom than our property.



6 Tonkin Av COBURG NORTH 3058 (REI)

3 1 2

Price: $920,000
Method: Private Sale
Date: 06/05/2026
Property Type: House
Land Size: 468 sqm approx

Agent Comments

This property is an older style home whereas our home is a lot more modern. This home also has one less bathroom than our home however it is on a slightly larger block of land.



11 Smith St COBURG NORTH 3058 (REI/VG)

3 2 2

Price: $990,000
Method: Auction Sale
Date: 05/02/2026
Property Type: House (Res)
Land Size: 200 sqm approx

Agent Comments

This property equally has three bedrooms, two bathrooms and two car spaces however it spans across two levels instead of our home being single story. Still a similar home overall.

Account - Jellis Craig | P: 03 9387 5888

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