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	3 Grassland Avenue, Coburg Vic 3058

Indicative selling price

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

Range between $890,000 & $950,000

Median sale price

Median price $610,000 Property Type Unit Suburb Coburg

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	55 Main St COBURG 3058	$916,000	16/07/2026
2			
3			

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: 08/09/2026 09:56

3 Grassland Avenue, Coburg Vic 3058

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3 1 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$890,000 - $950,000
Median Unit Price
June quarter 2026: $610,000

Comparable Properties



55 Main St COBURG 3058 (REI/VG)

3 2 2

Price: $916,000
Method: Private Sale
Date: 16/07/2026
Property Type: Townhouse (Single)
Land Size: 740 sqm approx

Agent Comments

Main Street is within 2kms of the property. Main Street does offer a second bathroom however it faces a train line. Grassland is in a much more desirable location. Grassland is facing parkland with no houses in front and walking distance to Merri Creek & Coburg Lake

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.

REIV THE DIFFERENCE

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