Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 21/10/2026

Property offered for sale

Address
Including suburb and postcode: 30 Edna Grove, Coburg Vic 3058

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	2	114	556

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $1,050,000 & $1,150,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $1,250,000 | Property type House | Suburb Coburg

Period: from 21/10/2025 to 20/10/2026 | Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	189-191 Gilbert Rd PRESTON 3072		
Sale price	$1,135,000	Date of sale	02/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	1	N/A	566

Comparable property 2

Address	18 Merribell Av COBURG 3058		
Sale price	$1,210,000	Date of sale	08/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	2	N/A	N/A

Comparable property 3

Address	10 Eric St PRESTON 3072		
Sale price	$995,000	Date of sale	24/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	2	N/A	555

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=49551994e83c7b2554c5220835396928

30 Edna Grove, Coburg Vic 3058

Irene Androulidakis
9379 2000
0419 345 017
ireneandroulidakis@jelliscraig.com.au



3 1 2

Rooms: 5
Property Type: House
Land Size: 556 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
21/10/2025 - 20/10/2026: $1,250,000

Original Californian bungalow home on 556sqm in a beautiful street, original condition 2 bedroom plus formal living dining room, separate kitchen plus bungalow/unit at the rear.

Comparable Properties



189-191 Gilbert Rd PRESTON 3072 (REI)

3 1 1

Price: $1,135,000
Method: Sold Before Auction
Date: 02/10/2026
Property Type: House (Res)
Land Size: 566 sqm approx

Agent Comments

Excellent comparable as in close proximity, similar block sizes and in very similar condition.



18 Merribell Av COBURG 3058 (REI)

3 1 2

Price: $1,210,000
Method: Private Sale
Date: 08/09/2026
Property Type: House

Agent Comments

Recently sold in very close proximity, slightly smaller block size however similar accommodation in superior condition.



10 Eric St PRESTON 3072 (REI)

3 1 2

Price: $995,000
Method: Private Sale
Date: 24/08/2026
Property Type: House
Land Size: 555 sqm approx

Agent Comments

Great comparable as both very similar size allotments, same accommodation and very similar condition, Edna Grove however is superior location.

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