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	20 Barrow Street, Coburg Vic 3058

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,205,000 Property Type House Suburb Coburg

Period - From 01/10/2024 to 31/12/2024 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	23 Glengyle St COBURG 3058	$1,090,000	16/11/2024
2	1/33 Sheffield St COBURG 3058	$1,030,000	23/10/2024
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: 19/03/2025 11:15

20 Barrow Street, Coburg Vic 3058

Yash Akpinar
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2 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
December quarter 2024: $1,205,000

Comparable Properties



23 Glengyle St COBURG 3058 (REI/VG)

2 1 1

Price: $1,090,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 262 sqm approx

Agent Comments

This property is fully detached and very clean / renovated inside but has one less bathroom and one less car space compared to our property being semi detached. This property also has a larger backyard / entertaining area compared to our property.



1/33 Sheffield St COBURG 3058 (REI/VG)

2 1 -

Price: $1,030,000
Method: Sold Before Auction
Date: 23/10/2024
Property Type: House (Res)
Land Size: 158 sqm approx

Agent Comments

This property is fully detached and very clean / renovated inside but has one less bathroom and no car spaces compared to our property being semi detached. This property has a smaller backyard than ours.

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.

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