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 Darlington Grove, Coburg Vic 3058

Indicative selling price

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

Range between $1,700,000 & $1,750,000

Median sale price

Median price $1,250,000 Property Type House Suburb Coburg

Period - From 01/01/2025 to 31/03/2025 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	18 Caton Av COBURG 3058	$1,505,000	29/03/2025
2	11 Anketell St COBURG 3058	$1,560,000	22/03/2025
3	1 Ward St PRESTON 3072	$1,575,000	20/03/2025

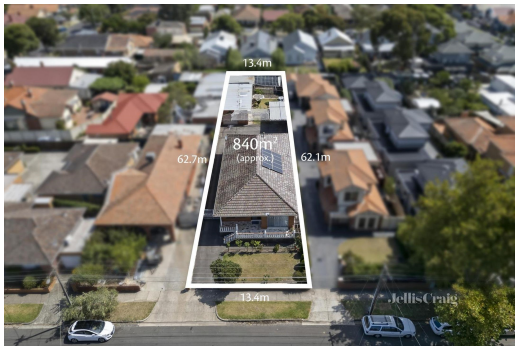
OR

~~**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.~~

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3 Darlington Grove, Coburg Vic 3058

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3 3 6

Property Type: House
Land Size: 840 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,750,000
Median House Price
March quarter 2025: $1,250,000

Deep size block brick family home offered first time in 55 years, 840sqm with a big garage, great condition home just in need of cosmetic renovations or rebuilt (STCA).

Comparable Properties



18 Caton Av COBURG 3058 (REI)

3 1 4

Price: $1,505,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 657 sqm approx

Agent Comments

Excellent comparable, close proximity and similar condition, Darlington superior in allotment size however.



11 Anketell St COBURG 3058 (REI)

4 3 3

Price: $1,560,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 446 sqm approx

Agent Comments

Great comparable as in very similar condition and similar accommodation, in very close proximity however Darlington is superior as size of allotment much bigger.



1 Ward St PRESTON 3072 (REI)

4 2 4

Price: $1,575,000
Method: Private Sale
Date: 20/03/2025
Property Type: House
Land Size: 914 sqm approx

Agent Comments

Great comparable as in close proximity however neighbouring suburb, home condition similar however Darlington is closer to transport so superior.

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