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 Edna Grove, Coburg Vic 3058

Indicative selling price

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

Single price $1,275,000

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	6 Danny St COBURG 3058	$1,220,000	09/11/2024
2	21 Rennie St COBURG 3058	$1,230,000	25/10/2024
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: 11/04/2025 11:47

32 Edna Grove, Coburg Vic 3058

Yash Akpinar
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3 1 2

Property Type: House
Land Size: 555 sqm approx

Agent Comments

Indicative Selling Price
$1,275,000
Median House Price
March quarter 2025: $1,250,000

Comparable Properties



6 Danny St COBURG 3058 (REI)

3 1 2

Price: $1,220,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)

Agent Comments

A lot larger block of land with the three bedrooms also.



21 Rennie St COBURG 3058 (REI/VG)

3 1 1

Price: $1,230,000
Method: Private Sale
Date: 25/10/2024
Property Type: House (Res)
Land Size: 426 sqm approx

Agent Comments

On a prime street in Coburg and in a lot better condition inside.

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. There are no other properties that have sold at this level in the last six months and within two kilometres in Coburg specifically.

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