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	21 Bishop Street, Coburg Vic 3058

Indicative selling price

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

Range between $1,200,000 & $1,280,000

Median sale price

Median price $1,235,000 Property Type House Suburb Coburg

Period - From 01/04/2025 to 30/06/2025 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	23 Abeckett St COBURG 3058	$1,222,000	30/08/2025
2	3 Fraser St COBURG 3058	$1,307,600	02/07/2025
3	30 Higinbotham St COBURG 3058	$1,260,000	17/05/2025

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.~~

This Statement of Information was prepared on: 31/08/2025 09:24

21 Bishop Street, Coburg Vic 3058

Irene Androulidakis
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3 1 2

Property Type: House
Land Size: 477 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,280,000
Median House Price
June quarter 2025: $1,235,000

Fully updated family home, 3 bedrooms, main bathroom and separate powder room, quality brand new kitchen and laundry, separate dining/living areas, study and huge scope to extend and utilise the land.

Comparable Properties



23 Abeckett St COBURG 3058 (REI)

3 1 3

Price: $1,222,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)

Agent Comments

Very close proximity, very similar location, Bishop is slightly bigger allotment and updated, superior to this.



3 Fraser St COBURG 3058 (REI)

3 1 1

Price: $1,307,600
Method: Private Sale
Date: 02/07/2025
Property Type: House (Res)
Land Size: 291 sqm approx

Agent Comments

Great comparable as in very close proximity, similar condition and accommodation, Fraser is slightly smaller allotment so Bishop should be superior.



30 Higinbotham St COBURG 3058 (REI/VG)

3 1 1

Price: $1,260,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 371 sqm approx

Agent Comments

Great comparable as in very close proximity and similar condition, Bishop is superior in size of allotment.

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