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	34 Loch Street, Coburg Vic 3058

Indicative selling price

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

Single price $1,520,000

Median sale price

Median price $1,290,000 Property Type House Suburb Coburg

Period - From 01/07/2025 to 30/06/2026 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	41 Bruce St COBURG 3058	$1,500,000	14/05/2026
2	101 Phillips St COBURG 3058	$1,500,000	29/04/2026
3	33 Loch St COBURG 3058	$1,525,000	03/03/2026

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: 06/08/2026 16:31

34 Loch Street, Coburg Vic 3058

Peter Leahy
03 9350 5588
0402 10 11 12
peter@peterleahy.com.au



4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 539 sqm approx

Agent Comments

Indicative Selling Price
$1,520,000
Median House Price
Year ending June 2026: $1,290,000

Comparable Properties



41 Bruce St COBURG 3058 (REI/VG)

4 1 4

Price: $1,500,000
Method: Private Sale
Date: 14/05/2026
Property Type: House (Res)
Land Size: 678 sqm approx

Agent Comments



101 Phillips St COBURG 3058 (REI)

4 1 2

Price: $1,500,000
Method: Auction Sale
Date: 29/04/2026
Property Type: House (Res)
Land Size: 460 sqm approx

Agent Comments



33 Loch St COBURG 3058 (REI/VG)

4 1 4

Price: $1,525,000
Method: Sold Before Auction
Date: 03/03/2026
Property Type: House (Res)
Land Size: 545 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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