

# 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

15 Keady Street, Coburg North Vic 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$980,000 Property Type House Suburb Coburg North

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	15 Bakers Rd COBURG NORTH 3058	\$1,075,000	24/04/2025
2	4 Muriel Ct COBURG NORTH 3058	\$1,070,000	28/02/2025
3	26 Mathieson St COBURG NORTH 3058	\$1,000,000	12/12/2024

**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:

28/05/2025 13:41

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

March quarter 2025: \$980,000



3   1   2

**Property Type:** House (Res)

**Land Size:** 490 sqm approx

Agent Comments

## Comparable Properties



**15 Bakers Rd COBURG NORTH 3058 (VG)**

Agent Comments

3   -   -

**Price:** \$1,075,000

**Method:** Sale

**Date:** 24/04/2025

**Property Type:** House (Res)

**Land Size:** 503 sqm approx



**4 Muriel Ct COBURG NORTH 3058 (REI/VG)**

Agent Comments

3   2   -

**Price:** \$1,070,000

**Method:** Sold Before Auction

**Date:** 28/02/2025

**Property Type:** House (Res)

**Land Size:** 518 sqm approx



**26 Mathieson St COBURG NORTH 3058 (VG)**

Agent Comments

3   -   -

**Price:** \$1,000,000

**Method:** Sale

**Date:** 12/12/2024

**Property Type:** House (Res)

**Land Size:** 680 sqm approx