

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

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

15 Keady Street, Coburg North Vic 3058



Yash Akpinar
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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

Account - Jellis Craig | P: 03 9387 5888



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