

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

2/91 Boundary Road, Coburg North Vic 3058

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Coburg North

Period - From

01/04/2026

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	1d Suvla Gr COBURG NORTH 3058	\$775,000	17/04/2026
2			
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:

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Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

June quarter 2026: \$680,000



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



1d Suvla Gr COBURG NORTH 3058 (REI)

3 2 2

Price: \$775,000

Method: Private Sale

Date: 17/04/2026

Property Type: Townhouse (Single)

Agent Comments

This property is situated across three levels whereas ours is across two levels which is usually more preferred. Our townhouse is brand new where as this property along Suvla Grove is not.

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 sales in Coburg North that are 3 bedrooms, 2 bathrooms & 2 car spaces.