

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

2/988 Sydney Road, Coburg North Vic 3058

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$715,000

Property Type

Townhouse

Suburb

Coburg North

Period - From

08/05/2024

to

07/05/2025

Source

Property Data

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	4/1-3 Ida St COBURG NORTH 3058	\$915,000	31/03/2025
2	4/28 Lorensen Av COBURG NORTH 3058	\$630,000	06/03/2025
3	5/848 Sydney Rd COBURG NORTH 3058	\$490,000	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:

08/05/2025 10:24

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2 1 1

Rooms: 4
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Townhouse Price
08/05/2024 - 07/05/2025: \$715,000

Comparable Properties



4/1-3 Ida St COBURG NORTH 3058 (REI)

Agent Comments

2 1 -

Price: \$915,000
Method: Sold Before Auction
Date: 31/03/2025
Property Type: Townhouse (Single)



4/28 Lorensen Av COBURG NORTH 3058 (REI)

Agent Comments

2 2 1

Price: \$630,000
Method: Private Sale
Date: 06/03/2025
Property Type: Townhouse (Single)



5/848 Sydney Rd COBURG NORTH 3058 (REI/VG)

Agent Comments

2 1 1

Price: \$490,000
Method: Private Sale
Date: 12/12/2024
Property Type: Townhouse (Res)

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688