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 betweer	\$480,000		&		\$520,000				
Median sale p	rice								
Median price	\$715,000	Pro	operty Type	Том	nhouse		Suburb	Coburg North	
Period - From	08/05/2024	to	07/05/2025		Sc	ource	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.

Ad	dress 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



PETER LEAHY REAL ESTATE

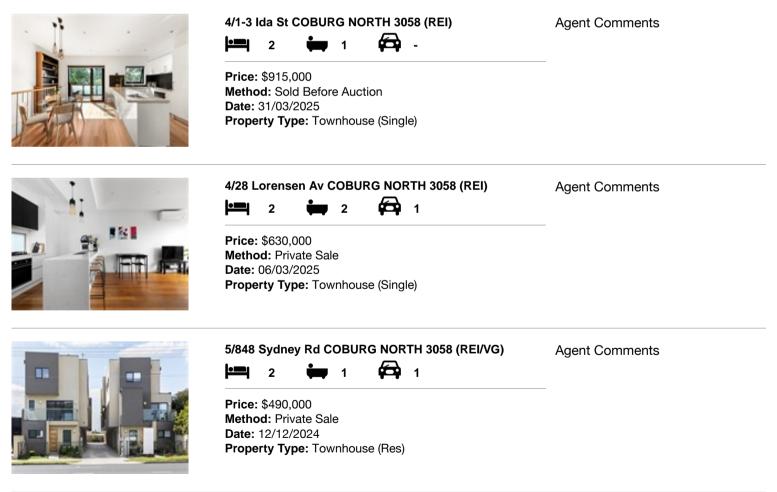




Rooms: 4 Property Type: Townhouse Agent Comments Josh Norbury 93505588 0400 939 666 josh@peterleahy.com.au

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

Comparable Properties



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