

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

2a Marama Street, Coburg North Vic 3058

Indicative selling price

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

Range between

\$600,000

&

\$650,000

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	25 Ida St COBURG NORTH 3058	\$635,000	06/05/2026
2	5/33 Merlyn St COBURG NORTH 3058	\$620,000	20/03/2026
3	4/238 Cumberland Rd PASCOE VALE 3044	\$625,000	31/01/2026

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:

22/07/2026 11:52



Property Type: Unit

Land Size: 153 sqm approx

Agent Comments

Comparable Properties



25 Ida St COBURG NORTH 3058 (REI/VG)

Agent Comments



Price: \$635,000

Method: Sold Before Auction

Date: 06/05/2026

Property Type: Townhouse (Res)



5/33 Merlyn St COBURG NORTH 3058 (REI/VG)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 20/03/2026

Property Type: Townhouse (Single)



4/238 Cumberland Rd PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$625,000

Method: Auction Sale

Date: 31/01/2026

Property Type: Unit

Cumberland Road is within 2kms of the property. However does not benefit from only having 2 homes on a block without body corp.