

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

3/45 Boundary Road, Coburg North Vic 3058

Indicative selling price

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

Range between \$660,000

&

\$726,000

Median sale price

Median price \$795,000

Property Type Unit

Suburb Coburg North

Period - From 01/01/2026

to 31/03/2026

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	102/2b Rogers St COBURG 3058	\$745,000	20/05/2026
2	6/28 Lorensen Av COBURG NORTH 3058	\$680,000	19/05/2026
3	3/66 Queens Pde FAWKNER 3060	\$716,000	05/05/2026

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:

28/05/2026 14:43



 2  2  1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



102/2b Rogers St COBURG 3058 (REI)

Agent Comments

 2  2  1

Price: \$745,000

Method: Private Sale

Date: 20/05/2026

Property Type: Townhouse (Single)



6/28 Lorensen Av COBURG NORTH 3058 (REI)

Agent Comments

 2  2  1

Price: \$680,000

Method: Private Sale

Date: 19/05/2026

Property Type: Townhouse (Single)



3/66 Queens Pde FAWKNER 3060 (REI)

Agent Comments

 2  2  1

Price: \$716,000

Method: Sold Before Auction

Date: 05/05/2026

Property Type: Townhouse (Res)