

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 Boyne Street, Coburg North Vic 3058

Indicative selling price

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

Range between \$1,380,000

&

\$1,480,000

Median sale price

Median price \$1,212,000

Property Type House

Suburb Coburg North

Period - From 01/04/2025

to

30/06/2025

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	12 Governors Rd COBURG 3058	\$1,432,000	13/09/2025
2	420 Gilbert Rd PRESTON 3072	\$1,340,000	11/09/2025
3	40 Spectrum Way COBURG NORTH 3058	\$1,395,000	21/06/2025

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:

25/09/2025 14:49



4 2 2

Property Type: House

Land Size: 500 sqm approx

Agent Comments

Comparable Properties



12 Governors Rd COBURG 3058 (REI)

Agent Comments

4 2 2

Price: \$1,432,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)



420 Gilbert Rd PRESTON 3072 (REI)

Agent Comments

4 2 2

Price: \$1,340,000

Method: Sold Before Auction

Date: 11/09/2025

Property Type: House (Res)

Land Size: 484 sqm approx



40 Spectrum Way COBURG NORTH 3058 (REI/VG)

Agent Comments

4 2 2

Price: \$1,395,000

Method: Auction Sale

Date: 21/06/2025

Property Type: House (Res)

Land Size: 457 sqm approx