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	2/39 BOUNDARY ROAD COBURG NORTH VIC 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$710,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,000	Property type	Unit	Suburb	Coburg North
Period-from	01 Feb 2025	to	31 Jan 2026	Source	Cotality

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 6 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
2/7 SHORTS ROAD COBURG NORTH VIC 3058	$761,000	23-Aug-25
1/27 SPRY STREET COBURG NORTH VIC 3058	$775,000	20-Sep-25
2/4 SHARP GROVE COBURG NORTH VIC 3058	$812,500	20-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 12 February 2026

Rebecca Coward
M 039748350
E pvrentaldepartment@woodards.com.au



2/7 SHORTS ROAD COBURG NORTH VIC 3058

2 1 1

Sold Price **$761,000** Sold Date **23-Aug-25**

Distance **0.59km**



1/27 SPRY STREET COBURG NORTH VIC 3058

2 1 1

Sold Price **$775,000** Sold Date **20-Sep-25**

Distance **0.97km**



2/4 SHARP GROVE COBURG NORTH VIC 3058

2 1 1

Sold Price **$812,500** Sold Date **20-Sep-25**

Distance **0.45km**

RS = Recent sale **UN** = Undisclosed Sale

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