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	1/57 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 & $710,000

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	1/8 Queens Pde FAWKNER 3060	$664,000	22/04/2026
2	28 North St HADFIELD 3046	$670,000	02/03/2026
3			

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 14:58

1/57 Boundary Road, Coburg North Vic 3058

Nelson Alexander



2 1 2

Property Type: Villa

Agent Comments

Indicative Selling Price
$660,000 - $710,000
Median Unit Price
March quarter 2026: $795,000

Comparable Properties



1/8 Queens Pde FAWKNER 3060 (REI/VG)

2 1 1

Price: $664,000
Method: Auction Sale
Date: 22/04/2026
Property Type: Townhouse (Res)
Land Size: 167 sqm approx

Agent Comments



28 North St HADFIELD 3046 (REI/VG)

2 2 2

Price: $670,000
Method: Private Sale
Date: 02/03/2026
Property Type: Townhouse (Res)
Land Size: 162 sqm approx

Agent Comments

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.

Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155

REIV THE DIFFERENCE

propertydata.com.au

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