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	3/2 Manly Court, Coburg North Vic 3058

Indicative selling price

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

Single price $750,000

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	8 Danthonia St COBURG NORTH 3058	$785,000	20/03/2026
2	73 Camera Wlk COBURG NORTH 3058	$781,000	21/12/2025
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: 13/06/2026 13:31

3/2 Manly Court, Coburg North Vic 3058

Nelson Alexander



2 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$750,000
Median Unit Price
March quarter 2026: $795,000

Comparable Properties



8 Danthonia St COBURG NORTH 3058 (REI/VG)

2 2 1

Price: $785,000
Method: Sold Before Auction
Date: 20/03/2026
Property Type: Townhouse (Res)
Land Size: 153 sqm approx

Agent Comments

73 Camera Wlk COBURG NORTH 3058 (VG)

2 - -

Price: $781,000
Method: Sale
Date: 21/12/2025
Property Type: Townhouse (Single)

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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