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<br>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 $680,000 & $740,000

## 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 | 2/39 Boundary Rd COBURG NORTH 3058 | $800,000 | 27/02/2026 |
| 3 | 5/1 Lake Gr COBURG NORTH 3058 | $736,500 | 16/02/2026 |

**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: 13/06/2026 09:08

# 3/45 Boundary Road, Coburg North Vic 3058

JellisCraig

Marcus Kassab
03 8415 6100
0412 987 006
marcuskassab@jelliscraig.com.au




2 2 1

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**
$680,000 - $740,000
**Median Unit Price**
March quarter 2026: $795,000

## Comparable Properties



**102/2b Rogers St COBURG 3058 (REI)**

2 2 1

**Price:** $745,000
**Method:** Private Sale
**Date:** 20/05/2026
**Property Type:** Townhouse (Single)

Agent Comments



**2/39 Boundary Rd COBURG NORTH 3058 (REI/VG)**

2 1 1

**Price:** $800,000
**Method:** Sold Before Auction
**Date:** 27/02/2026
**Property Type:** Unit
**Land Size:** 188 sqm approx

Agent Comments



**5/1 Lake Gr COBURG NORTH 3058 (REI/VG)**

2 1 1

**Price:** $736,500
**Method:** Private Sale
**Date:** 16/02/2026
**Property Type:** Townhouse (Res)

Agent Comments

**Account** - Jellis Craig | P: 03 8415 6100

REIV THE DIFFERENCE

propertydata.com.au

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