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	40 Spectrum Way, Coburg North Vic 3058

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $980,000 Property Type House Suburb Coburg North

Period - From 01/01/2025 to 31/03/2025 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	3 Spectrum Way COBURG NORTH 3058	$1,030,000	14/02/2025
2	7 Snapshot Dr COBURG NORTH 3058	$1,175,000	14/12/2024
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: 08/05/2025 17:01

40 Spectrum Way, Coburg North Vic 3058

Trevor Gange
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4 2 2

Property Type: House (Res)
Land Size: 457 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
March quarter 2025: $980,000

Comparable Properties



3 Spectrum Way COBURG NORTH 3058 (REI/VG)

4 2 2

Price: $1,030,000
Method: Private Sale
Date: 14/02/2025
Property Type: House
Land Size: 375 sqm approx

Agent Comments



7 Snapshot Dr COBURG NORTH 3058 (REI)

4 2 2

Price: $1,175,000
Method: Sold After Auction
Date: 14/12/2024
Property Type: House (Res)

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.

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