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	87 Boundary Road, Coburg North Vic 3058

Indicative selling price

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

Range between $870,000 & $920,000

Median sale price

Median price $1,212,000 Property Type House Suburb Coburg North

Period - From 01/04/2025 to 30/06/2025 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	6 Volga St HADFIELD 3046	$895,000	28/06/2025
2	7a Farview St GLENROY 3046	$912,000	10/05/2025
3	65 Lynch Rd FAWKNER 3060	$870,000	10/05/2025

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: 19/09/2025 12:22

87 Boundary Road, Coburg North Vic 3058

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$870,000 - $920,000
Median House Price
June quarter 2025: $1,212,000

Comparable Properties



6 Volga St HADFIELD 3046 (REI/VG)

3 | 1 | 4

Price: $895,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House
Land Size: 697 sqm approx

Agent Comments



7a Farview St GLENROY 3046 (REI/VG)

3 | 1 | 2

Price: $912,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House
Land Size: 536 sqm approx

Agent Comments



65 Lynch Rd FAWKNER 3060 (REI/VG)

3 | 1 | 2

Price: $870,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 713 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata.com.au

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