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	1/27 Spry Street, Coburg North Vic 3058

Indicative selling price

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

Range between $690,000 & $740,000

Median sale price

Median price $730,000 Property Type Unit 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	7/1 Stockade Av COBURG 3058	$700,000	18/08/2025
2	2/4 Marama St COBURG NORTH 3058	$705,000	15/08/2025
3	3/27-29 Cope St COBURG 3058	$715,000	15/07/2025

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: 05/09/2025 10:12

1/27 Spry Street, Coburg North Vic 3058

Nelson Alexander



2 1 1

Property Type: Villa
Land Size: 231 sqm approx

Agent Comments

Indicative Selling Price
$690,000 - $740,000
Median Unit Price
June quarter 2025: $730,000

Comparable Properties



7/1 Stockade Av COBURG 3058 (REI)

2 2 1

Price: $700,000
Method: Sold Before Auction
Date: 18/08/2025
Property Type: Apartment
Land Size: 654 sqm approx

Agent Comments



2/4 Marama St COBURG NORTH 3058 (REI)

2 1 1

Price: $705,000
Method: Sold Before Auction
Date: 15/08/2025
Property Type: Villa

Agent Comments



3/27-29 Cope St COBURG 3058 (REI)

2 1 1

Price: $715,000
Method: Private Sale
Date: 15/07/2025
Property Type: Unit

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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