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	22 Spry Street, Coburg North Vic 3058

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,117,500 Property Type House Suburb Coburg North

Period - From 01/07/2025 to 30/09/2025 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 Emma Ct COBURG NORTH 3058	$1,120,000	01/10/2025
2	30 Ballard Av COBURG NORTH 3058	$1,140,000	02/08/2025
3	15 Keady St COBURG NORTH 3058	$1,050,000	20/06/2025

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: 10/10/2025 14:43

22 Spry Street, Coburg North Vic 3058

Nelson Alexander



3 1 2

Property Type: House
Land Size: 694m2 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
September quarter 2025: $1,117,500

Comparable Properties



6 Emma Ct COBURG NORTH 3058 (REI)

3 1 4

Price: $1,120,000
Method: Sold Before Auction
Date: 01/10/2025
Property Type: House

Agent Comments



30 Ballard Av COBURG NORTH 3058 (REI/VG)

3 1 2

Price: $1,140,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 443 sqm approx

Agent Comments



15 Keady St COBURG NORTH 3058 (REI/VG)

3 1 2

Price: $1,050,000
Method: Sold Before Auction
Date: 20/06/2025
Property Type: House (Res)
Land Size: 490 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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