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	24 Norris Street, Coburg North Vic 3058

Indicative selling price

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

Range between $860,000 & $940,000

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	87 Boundary Rd COBURG NORTH 3058	$910,000	22/09/2025
2	13 Kent Rd PASCOE VALE 3044	$970,000	13/09/2025
3	62 Shorts Rd COBURG NORTH 3058	$850,000	09/09/2025

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: 22/10/2025 11:44

24 Norris Street, Coburg North Vic 3058

Cameron Pritchard
03 9387 5888
0408 037 482
cameronpritchard@jelliscraig.com.au



3 2 1

Property Type:
Divorce/Estate/Family Transfers
Land Size: 316 sqm approx

Agent Comments

Indicative Selling Price
$860,000 - $940,000
Median House Price
September quarter 2025: $1,117,500

Comparable Properties



87 Boundary Rd COBURG NORTH 3058 (REI)

3 1 1

Price: $910,000
Method: Private Sale
Date: 22/09/2025
Property Type: House (Res)
Land Size: 616 sqm approx

Agent Comments

This house is just around the corner, on a busy road, it has a bigger block size and is a brick home, but still a 3bed home, not as updated as Norris St.



13 Kent Rd PASCOE VALE 3044 (REI)

3 1 2

Price: $970,000
Method: Sold Before Auction
Date: 13/09/2025
Property Type: House (Res)

Agent Comments

Bigger block size here and located in Pascoe Vale, seems a similar age renovation and is a weatherboard also, this one isn't on the trainline either.



62 Shorts Rd COBURG NORTH 3058 (VG)

3 - -

Price: $850,000
Method: Sale
Date: 09/09/2025
Property Type: House (Res)
Land Size: 685 sqm approx

Agent Comments

Located just around the corner, I don't know the extent of the condition internally here as I couldn't find any shots online. Bigger block size too.

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