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	30 Focus Drive, Coburg North Vic 3058

Indicative selling price

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

Single price $1,625,000

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	14 Cool St RESERVOIR 3073	$1,512,000	20/09/2025
2	33 Mcmahons Rd COBURG NORTH 3058	$1,435,000	23/08/2025
3	3 Armstrong St RESERVOIR 3073	$1,520,000	09/07/2025

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: 07/11/2025 09:43

30 Focus Drive, Coburg North Vic 3058

JellisCraig

Brian Te
03 9070 5095
0477429859
briante@jelliscraig.com.au



4 2 2

Property Type: House (Res)
Land Size: 387 sqm approx

Agent Comments

Indicative Selling Price
$1,625,000
Median House Price
September quarter 2025: $1,117,500

Comparable Properties



14 Cool St RESERVOIR 3073 (REI)

4 2 4

Price: $1,512,000
Method: Auction Sale
Date: 20/09/2025
Rooms: 8
Property Type: House (Res)
Land Size: 715 sqm approx

Agent Comments



33 Mcmahons Rd COBURG NORTH 3058 (REI)

4 2 2

Price: $1,435,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)

Agent Comments



3 Armstrong St RESERVOIR 3073 (REI/VG)

4 2 2

Price: $1,520,000
Method: Sold Before Auction
Date: 09/07/2025
Property Type: House (Res)
Land Size: 504 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE | propertydata.com.au

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