

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

1/1 Ida Street, Coburg North Vic 3058

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$763,500 Property Type Townhouse Suburb Coburg North

Period - From 20/02/2025 to 19/02/2026 Source Property Data

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	73 Spectrum Way COBURG NORTH 3058	\$982,000	29/11/2025
2	44 Snapshot Dr COBURG NORTH 3058	\$1,005,000	29/11/2025
3	97 Spectrum Way COBURG NORTH 3058	\$995,000	17/10/2025

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:

20/02/2026 11:19

Peter Leahy
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3 2 2

Rooms: 5
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Townhouse Price
20/02/2025 - 19/02/2026: \$763,500

Comparable Properties



73 Spectrum Way COBURG NORTH 3058 (REI)

Agent Comments

3 2 2

Price: \$982,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Townhouse (Res)



44 Snapshot Dr COBURG NORTH 3058 (REI)

Agent Comments

3 2 2

Price: \$1,005,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Townhouse (Res)



97 Spectrum Way COBURG NORTH 3058 (REI)

Agent Comments

3 2 2

Price: \$995,000
Method: Private Sale
Date: 17/10/2025
Property Type: House (Res)

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688