

# 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

13 Boyd Crescent, Coburg North Vic 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$940,000

### Median sale price

Median price \$1,170,000

Property Type House

Suburb Coburg North

Period - From 01/10/2025

to 31/12/2025

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.~~

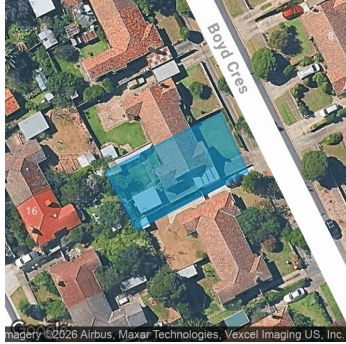
	Address of comparable property	Price	Date of sale
1	15 Norris St COBURG NORTH 3058	\$955,000	18/12/2025
2	1 Toxteth Park St COBURG NORTH 3058	\$956,000	12/12/2025
3			

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:

03/02/2026 15:11



**Rooms:** 2  
**Property Type:** House  
**Land Size:** 431 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$940,000  
**Median House Price**  
December quarter 2025: \$1,170,000

## Comparable Properties



**15 Norris St COBURG NORTH 3058 (REI)**

[Agent Comments](#)



**Price:** \$955,000  
**Method:** Private Sale  
**Date:** 18/12/2025  
**Property Type:** House



**1 Toxteth Park St COBURG NORTH 3058 (REI)**

[Agent Comments](#)



**Price:** \$956,000  
**Method:** Sold Before Auction  
**Date:** 12/12/2025  
**Property Type:** House (Res)

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.

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



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