

## 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

3/38 LEMAN CRESCENT NOBLE PARK VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 6 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

3/24 FRENCH STREET NOBLE PARK VIC 3174	\$632,000	29-Nov-24
4/1237 HEATHERTON ROAD NOBLE PARK VIC 3174	\$630,000	01-Oct-24
2/7 ELLENDALE ROAD NOBLE PARK VIC 3174	\$599,000	18-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 07 July 2025

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**3/24 FRENCH STREET NOBLE  
PARK VIC 3174**

3 1 2

Sold Price **\$632,000** Sold Date **29-Nov-24**

Distance **0.24km**



**4/1237 HEATHERTON ROAD  
NOBLE PARK VIC 3174**

3 2 1

Sold Price **\$630,000** Sold Date **01-Oct-24**

Distance **0.42km**



**2/7 ELLENDALE ROAD NOBLE  
PARK VIC 3174**

3 1 1

Sold Price **\$599,000** Sold Date **18-Feb-25**

Distance **0.54km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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