

## 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

2/37-39 CHANDLER ROAD NOBLE PARK VIC 3174

### Indicative selling price

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

Single Price

or range  
between

\$460,000

&

\$500,000

### 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

Cotality

### 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

4/52 CHANDLER ROAD NOBLE PARK VIC 3174	\$465,000	29-Apr-25
9/40 FRENCH STREET NOBLE PARK VIC 3174	\$570,000	01-Mar-25
4/35 JOFFRE STREET NOBLE PARK VIC 3174	\$530,000	01-Apr-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: 21 July 2025



**4/52 CHANDLER ROAD NOBLE  
PARK VIC 3174**

 2  1  1

Sold Price

**\$465,000**

Sold Date

**29-Apr-25**

Distance

**0.1km**



**9/40 FRENCH STREET NOBLE  
PARK VIC 3174**

 2  1  1

Sold Price

**\$570,000**

Sold Date

**01-Mar-25**

Distance

**0.24km**



**4/35 JOFFRE STREET NOBLE  
PARK VIC 3174**

 2  1  1

Sold Price

**\$530,000**

Sold Date

**01-Apr-25**

Distance

**0.55km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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