

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

6/51A DUNBLANE ROAD NOBLE PARK VIC 3174

Indicative selling price

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

Single Price

or range
between

\$570,000

&

\$627,000

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

2/32 CHANDLER ROAD NOBLE PARK VIC 3174	590000	22-Feb-25
10/68-70 CALLANDER ROAD NOBLE PARK VIC 3174	598000	10-Jun-25
1/102 BUCKLEY STREET NOBLE PARK VIC 3174	622000	08-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: 26 July 2025


**2/32 CHANDLER ROAD NOBLE
PARK VIC 3174**
 3  1  1

Sold Price

590000

Sold Date

22-Feb-25

Distance

0.78km

**10/68-70 CALLANDER ROAD
NOBLE PARK VIC 3174**
 3  1  1

Sold Price

^{RS} **598000** ^{UN}

Sold Date

10-Jun-25

Distance

0.4km

**1/102 BUCKLEY STREET NOBLE
PARK VIC 3174**
 3  1  1

Sold Price

622000

Sold Date

08-Apr-25

Distance

1.75km
RS = Recent sale

UN = Undisclosed Sale

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