

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

3/40 LIEGE AVENUE 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

\$590,000

&

\$649,000

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

1/7 ELLENDALE ROAD NOBLE PARK VIC 3174	\$599,000	18-Feb-25
6/27 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$608,500	21-Jun-25
17 LARBERT ROAD NOBLE PARK VIC 3174	\$620,000	23-May-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: 08 July 2025

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1/7 ELLENDALE ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price

\$599,000

Sold Date

18-Feb-25

Distance

0.93km



6/27 KELVINSIDE ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price

^{RS} **\$608,500**

Sold Date

21-Jun-25

Distance

1.5km



17 LARBERT ROAD NOBLE PARK VIC 3174

2 2 1

Sold Price

^{RS} **\$620,000**

Sold Date

23-May-25

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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