

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

2/11 WALLARANO DRIVE 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

\$450,000

&

\$495,000

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

6/56 LEONARD AVENUE NOBLE PARK VIC 3174	\$468,000	15-Mar-25
2/160 CORRIGAN ROAD NOBLE PARK VIC 3174	\$475,000	19-Feb-25
3/1086 HEATHERTON ROAD NOBLE PARK VIC 3174	\$490,000	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: 09 July 2025



6/56 LEONARD AVENUE NOBLE PARK VIC 3174

2 1 1

Sold Price **\$468,000** Sold Date **15-Mar-25**

Distance **0.94km**



2/160 CORRIGAN ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price **\$475,000** Sold Date **19-Feb-25**

Distance **1.12km**



3/1086 HEATHERTON ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price **\$490,000** Sold Date **01-Apr-25**

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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