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	3/65 YARRAMAN 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	$550,000	&	$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$555,000	Property type	Unit	Suburb	Noble Park
Period-from	01 Aug 2024	to	31 Jul 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
4/9 KNOX STREET NOBLE PARK VIC 3174	$551,000	19-Jul-25
18/186-188 CORRIGAN ROAD NOBLE PARK VIC 3174	$580,000	27-Mar-25
11/14-16 CHANDLER ROAD NOBLE PARK VIC 3174	$580,000	24-Jul-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: 05 August 2025

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4/9 KNOX STREET NOBLE PARK VIC 3174

2 1 1

Sold Price RS $551,000 Sold Date 19-Jul-25

Distance 0.56km

18/186-188 CORRIGAN ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price $580,000 Sold Date 27-Mar-25

Distance 1.11km

11/14-16 CHANDLER ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price RS $580,000 Sold Date 24-Jul-25

Distance 1.74km

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

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