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	7/14 ELLENDALE 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	$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 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
10/68-70 CALLANDER ROAD NOBLE PARK VIC 3174	$598,000	29-May-25
4/8 LARBERT ROAD NOBLE PARK VIC 3174	$626,000	26-Jun-25
1/122 KELVINSIDE ROAD NOBLE PARK VIC 3174	$600,000	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: 18 August 2025

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10/68-70 CALLANDER ROAD NOBLE PARK VIC 3174

3 1 1

Sold Price **$598,000** Sold Date **29-May-25**

Distance **0.95km**

4/8 LARBERT ROAD NOBLE PARK VIC 3174

3 1 2

Sold Price **$626,000** Sold Date **26-Jun-25**

Distance **0.91km**

1/122 KELVINSIDE ROAD NOBLE PARK VIC 3174

3 1 1

Sold Price **$600,000** Sold Date **01-Apr-25**

Distance **1.28km**

4/164 CORRIGAN ROAD NOBLE PARK VIC 3174

3 1 1

Sold Price RS **$630,000** Sold Date **24-Jul-25**

Distance **1.37km**

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

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