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<br>Including suburb and postcode | 5/49 CHANDLER 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 | $360,000 | & | $396,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $560,000 | Property type | Unit | Suburb | Noble Park |
| Period-from | 01 Oct 2024 | to | 30 Sep 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 |
|---|---|---|
| 5/16 NOCKOLDS CRESCENT NOBLE PARK VIC 3174 | $365,000 | 04-Sep-25 |
| 12/30 KELVINSIDE ROAD NOBLE PARK VIC 3174 | $385,000 | 02-Sep-25 |
| 2/2 CHANDLER ROAD NOBLE PARK VIC 3174 | $380,000 | 23-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: 02 October 2025

sohail ashori
M 0403 334 307
E sashori@barryplant.com.au

**5/16 NOCKOLDS CRESCENT NOBLE PARK VIC 3174**

2 1 1

Sold Price RS $365,000 Sold Date 04-Sep-25

Distance 1.92km

**12/30 KELVINSIDE ROAD NOBLE PARK VIC 3174**

2 1 1

Sold Price RS $385,000 Sold Date 02-Sep-25

Distance 1.04km

**2/2 CHANDLER ROAD NOBLE PARK VIC 3174**

2 1 1

Sold Price $380,000 Sold Date 23-Jul-25

Distance 0.72km

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

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