

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

5/68-70 CALLANDER 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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

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

3/52 DUNBLANE ROAD NOBLE PARK VIC 3174	\$495,000	15-Jul-25
2/47 BOWMORE ROAD NOBLE PARK VIC 3174	\$500,000	23-Sep-25
3/455-457 PRINCES HIGHWAY NOBLE PARK VIC 3174	\$500,000	01-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: 20 October 2025



3/52 DUNBLANE ROAD NOBLE PARK VIC 3174

 2
  1
  1

Sold Price **\$495,000** Sold Date **15-Jul-25**

Distance **0.48km**



2/47 BOWMORE ROAD NOBLE PARK VIC 3174

 2
  1
  1

Sold Price ^{RS} **\$500,000** Sold Date **23-Sep-25**

Distance **0.1km**



3/455-457 PRINCES HIGHWAY NOBLE PARK VIC 3174

 2
  1
  1

Sold Price **\$500,000** Sold Date **01-May-25**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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