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	1/27 LEONARD AVENUE 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	$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
4/1174 HEATHERTON ROAD NOBLE PARK VIC 3174	$640,000	13-Sep-25
7/14 ELLENDALE ROAD NOBLE PARK VIC 3174	$641,000	18-Aug-25
6/51A DUNBLANE ROAD NOBLE PARK VIC 3174	$620,000	10-Aug-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: 30 October 2025

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4/1174 HEATHERTON ROAD NOBLE PARK VIC 3174

3 3 2

Sold Price **$640,000** Sold Date **13-Sep-25**

Distance **0.57km**



7/14 ELLENDALE ROAD NOBLE PARK VIC 3174

3 1 1

Sold Price **$641,000** Sold Date **18-Aug-25**

Distance **0.82km**



6/51A DUNBLANE ROAD NOBLE PARK VIC 3174

3 1 1

Sold Price **$620,000** Sold Date **10-Aug-25**

Distance **1.39km**

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

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