

## 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

142 HAROLD ROAD NOBLE PARK VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$795,000

Property type

House

Suburb

Noble Park

Period-from

01 Nov 2024

to

31 Oct 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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 39 JANINE ROAD SPRINGVALE SOUTH VIC 3172 | \$1,002,000 | 15-May-25 |
| 20 SERPENTINE ROAD KEYSBOROUGH VIC 3173  | \$1,080,500 | 30-Aug-25 |
| 2 ALLAWAH CLOSE KEYSBOROUGH VIC 3173     | \$1,100,000 | 25-Oct-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: 07 November 2025


**39 JANINE ROAD SPRINGVALE  
SOUTH VIC 3172**
 4    2    4

Sold Price   **\$1,002,000**   Sold Date   **15-May-25**

Distance   **1.38km**

**20 SERPENTINE ROAD  
KEYSBOROUGH VIC 3173**
 3    2    2

Sold Price   <sup>RS</sup> **\$1,080,500**   Sold Date   **30-Aug-25**

Distance   **1.28km**

**2 ALLAWAH CLOSE  
KEYSBOROUGH VIC 3173**
 4    2    1

Sold Price   <sup>RS</sup> **\$1,100,000**   Sold Date   **25-Oct-25**

Distance   **1.03km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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