

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

25/21-23 KELVINSIDE 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

\$520,000

&

\$572,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

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

7/26 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$568,000	30-Sep-25
2/53 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$550,000	14-May-25
3/50 BOWMORE ROAD NOBLE PARK VIC 3174	\$531,000	18-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: 11 November 2025


**7/26 KELVINSIDE ROAD NOBLE
PARK VIC 3174**

 2
  1
  1

Sold Price

\$568,000

Sold Date **30-Sep-25**

Distance

0.13km

**2/53 KELVINSIDE ROAD NOBLE
PARK VIC 3174**

 2
  1
  2

Sold Price

\$550,000

Sold Date **14-May-25**

Distance

0.51km

**3/50 BOWMORE ROAD NOBLE
PARK VIC 3174**

 2
  1
  1

Sold Price

^{RS}
\$531,000

Sold Date **18-Oct-25**

Distance

1.01km
RS = Recent sale

UN = Undisclosed Sale

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