

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

1/31 DUNBLANE 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

\$680,000

&

\$748,000

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

1/8 BOWMORE ROAD NOBLE PARK VIC 3174	\$700,000	07-Sep-25
1/8 LEMAN CRESCENT NOBLE PARK VIC 3174	\$695,000	20-Jun-25
2/7 STELLA AVENUE NOBLE PARK VIC 3174	\$720,000	25-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: 13 November 2025



**1/8 BOWMORE ROAD NOBLE
PARK VIC 3174**

 3  2  1

Sold Price **\$700,000** Sold Date **07-Sep-25**

Distance **0.53km**



**1/8 LEMAN CRESCENT NOBLE
PARK VIC 3174**

 3  2  2

Sold Price **\$695,000** Sold Date **20-Jun-25**

Distance **0.8km**



**2/7 STELLA AVENUE NOBLE PARK
VIC 3174**

 3  1  1

Sold Price **\$720,000** Sold Date **25-Aug-25**

Distance **1.57km**

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

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