

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

12/24-28 YARRAMAN 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

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jan 2025

to

31 Dec 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

1/41 LEONARD AVENUE NOBLE PARK VIC 3174	\$560,000	06-Nov-25
4/55 BUCKLEY STREET NOBLE PARK VIC 3174	\$560,000	24-Nov-25
1/16 FRANK STREET NOBLE PARK VIC 3174	\$552,000	06-Nov-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: 05 January 2026



**1/41 LEONARD AVENUE NOBLE
PARK VIC 3174**

 2  1  1

Sold Price

^{RS} **\$560,000** Sold Date **06-Nov-25**

Distance **0.73km**



**4/55 BUCKLEY STREET NOBLE
PARK VIC 3174**

 2  1  1

Sold Price

Sold Date **24-Nov-25**

Distance **1.03km**



**1/16 FRANK STREET NOBLE PARK
VIC 3174**

 2  1  1

Sold Price

\$552,000 Sold Date **06-Nov-25**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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