

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

1/14 ELLENDALE 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

\$600,000

&

\$660,000

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

5/16-18 ALLAN STREET NOBLE PARK VIC 3174	\$615,000	24-Dec-25
2/72 ELLENDALE ROAD NOBLE PARK VIC 3174	\$640,000	27-Nov-25
2/45 CHANDLER ROAD NOBLE PARK VIC 3174	\$640,000	21-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: 20 January 2026


**5/16-18 ALLAN STREET NOBLE
PARK VIC 3174**

 3
  1
  1

Sold Price

^{RS} **\$615,000** Sold Date **24-Dec-25**

 Distance **0.95km**

**2/72 ELLENDALE ROAD NOBLE
PARK VIC 3174**

 3
  1
  1

Sold Price

^{RS} **\$640,000** Sold Date **27-Nov-25**

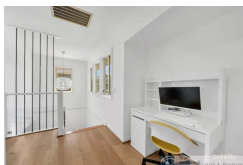
 Distance **0.57km**

**2/45 CHANDLER ROAD NOBLE
PARK VIC 3174**

 3
  1
  1

Sold Price

 Sold Date **21-Aug-25**

 Distance **0.62km**

**6/1227-1229 HEATHERTON ROAD
NOBLE PARK VIC 3174**

 3
  1
  1

Sold Price

^{RS} **\$650,000** Sold Date **13-Aug-25**

 Distance **0.19km**
RS = Recent sale

UN = Undisclosed Sale

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