

Statement of Information  
**Single residential property located in the Melbourne metropolitan area**

**Section 47AF of the Estate Agents Act 1980**

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**Property offered for sale**

Address  
Including suburb and postcode  
41-51 Callander 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 \$725,000 & \$795,000

**Median sale price**

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 six 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

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 six months.

This Statement of Information was prepared on: 11th November 2025