

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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$568,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Feb 2025

to

31 Jan 2026

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

4/47 LEONARD AVENUE NOBLE PARK VIC 3174	\$480,000	25-Nov-25
2/37-39 CHANDLER ROAD NOBLE PARK VIC 3174	\$468,000	11-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: 09 February 2026



**4/47 LEONARD AVENUE NOBLE
PARK VIC 3174**

 2
  1
  2

Sold Price

\$480,000

Sold Date

25-Nov-25

Distance

0.7km



**2/37-39 CHANDLER ROAD NOBLE
PARK VIC 3174**

 2
  1
  1

Sold Price

\$468,000

Sold Date

11-Aug-25

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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