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	$630,000	&	$693,000

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
2/72 ELLENDALE ROAD NOBLE PARK VIC 3174	$640,000	27-Nov-25
6/1227-1229 HEATHERTON ROAD NOBLE PARK VIC 3174	$650,000	13-Aug-25
2/2 LESLEY GROVE NOBLE PARK VIC 3174	$685,000	15-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: 09 February 2026

Anso Chelackal
M 0434548568
E achelackal@barryplant.com.au



2/72 ELLENDALE ROAD NOBLE PARK VIC 3174

3 1 1

Sold Price **$640,000** Sold Date **27-Nov-25**

Distance **0.57km**



6/1227-1229 HEATHERTON ROAD NOBLE PARK VIC 3174

3 1 1

Sold Price **$650,000** Sold Date **13-Aug-25**

Distance **0.19km**



2/2 LESLEY GROVE NOBLE PARK VIC 3174

3 1 2

Sold Price **$685,000** Sold Date **15-Nov-25**

Distance **1.33km**

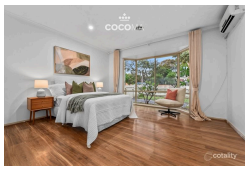


7/14 ELLENDALE ROAD NOBLE PARK VIC 3174

3 1 1

Sold Price **$641,000** Sold Date **18-Aug-25**

Distance **0km**



6/32-34 JOFFRE STREET NOBLE PARK VIC 3174

3 2 2

Sold Price **$700,000** Sold Date **21-Nov-25**

Distance **1.02km**

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

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