

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

5/16A 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

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Mar 2025

to

28 Feb 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

2/8 LARBERT ROAD NOBLE PARK VIC 3174	\$480,000	13-Dec-25
2/47 BOWMORE ROAD NOBLE PARK VIC 3174	\$500,000	23-Sep-25
4/47 BOWMORE ROAD NOBLE PARK VIC 3174	\$502,000	27-Feb-26

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: 10 March 2026


2/8 LARBERT ROAD NOBLE PARK VIC 3174

Sold Price

\$480,000

Sold Date

13-Dec-25
 2

 1

 1

Distance

0.36km

2/47 BOWMORE ROAD NOBLE PARK VIC 3174

Sold Price

\$500,000

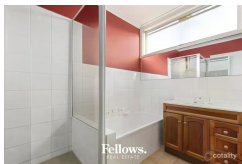
Sold Date

23-Sep-25
 2

 1

 1

Distance

0.49km

4/47 BOWMORE ROAD NOBLE PARK VIC 3174

Sold Price

^{RS} **\$502,000**

Sold Date

27-Feb-26
 2

 1

 1

Distance

0.49km
RS = Recent sale

UN = Undisclosed Sale

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