

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

3/42 FRENCH STREET 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

\$500,000

&

\$550,000

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

3/1228 HEATHERTON ROAD NOBLE PARK VIC 3174	\$520,000	16-Dec-25
8/26-30 ELLENDALE ROAD NOBLE PARK VIC 3174	\$540,000	20-Nov-25
5/37-39 CHANDLER ROAD NOBLE PARK VIC 3174	\$530,000	01-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: 13 March 2026


**3/1228 HEATHERTON ROAD
NOBLE PARK VIC 3174**

 2
  1
  1

Sold Price

\$520,000

Sold Date

16-Dec-25

Distance

0.2km

**8/26-30 ELLENDALE ROAD NOBLE
PARK VIC 3174**

 2
  1
  1

Sold Price

\$540,000

Sold Date

20-Nov-25

Distance

0.59km

**5/37-39 CHANDLER ROAD NOBLE
PARK VIC 3174**

 2
  1
  1

Sold Price

^{RS} **\$530,000**

Sold Date

01-Feb-26

Distance

0.21km
RS = Recent sale

UN = Undisclosed Sale

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