

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

1/25 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

\$570,000

&

\$627,000

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

3/29 DUNBLANE ROAD NOBLE PARK VIC 3174	\$575,000	18-Nov-25
14/135-139 CHANDLER ROAD NOBLE PARK VIC 3174	\$600,000	22-Dec-25
6/141 CHANDLER ROAD NOBLE PARK VIC 3174	\$600,000	22-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: 13 March 2026


**3/29 DUNBLANE ROAD NOBLE
PARK VIC 3174**

 3
  1
  1

Sold Price **\$575,000** Sold Date **18-Nov-25**

Distance **0.72km**


**14/135-139 CHANDLER ROAD
NOBLE PARK VIC 3174**

 3
  1
  1

Sold Price **\$600,000** Sold Date **22-Dec-25**

Distance **1.02km**


**6/141 CHANDLER ROAD NOBLE
PARK VIC 3174**

 3
  2
  1

Sold Price Sold Date **22-Nov-25**

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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