

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

12/41-51 Callander Road, Noble Park

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

\$750,000

&

\$825,000

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

3/13 MONS PARADE NOBLE PARK VIC 3174	\$761,500	13-Dec-25
1/6 EDEN COURT NOBLE PARK VIC 3174	\$790,000	01-Nov-25
4/11 NOCKOLDS CRESCENT NOBLE PARK VIC 3174	\$765,000	26-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: 25 March 2026



**3/13 MONS PARADE NOBLE PARK
VIC 3174**

Sold Price

\$761,500

Sold Date

13-Dec-25



3



2



1

Distance

0.59km



**1/6 EDEN COURT NOBLE PARK VIC
3174**

Sold Price

\$790,000

Sold Date

01-Nov-25



3



2



1

Distance

1.27km



**4/11 NOCKOLDS CRESCENT NOBLE
PARK VIC 3174**

Sold Price

^{RS} **\$765,000**

Sold Date

26-Feb-26



3



2



1

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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