

## 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

5/80-82 ELLENDALE ROAD NOBLE PARK VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Apr 2025

to

31 Mar 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

|  |           |           |
|--|-----------|-----------|
| 4/78 ELLENDALE ROAD NOBLE PARK VIC 3174      | \$550,000 | 01-Apr-26 |
| 8/13 JENKINS STREET NOBLE PARK VIC 3174      | \$562,000 | 21-Mar-26 |
| 25/21-23 KELVINSIDE ROAD NOBLE PARK VIC 3174 | \$580,000 | 20-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: 20 April 2026


**4/78 ELLENDALE ROAD NOBLE  
PARK VIC 3174**
 2   
  1   
  1

Sold Price

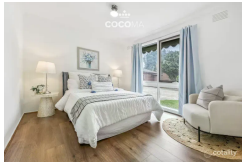
RS

**\$550,000**

Sold Date

**01-Apr-26**

Distance

**0.05km**

**8/13 JENKINS STREET NOBLE  
PARK VIC 3174**
 2   
  1   
  2

Sold Price

RS

**\$562,000**

Sold Date

**21-Mar-26**

Distance

**0.3km**

**25/21-23 KELVINSIDE ROAD  
NOBLE PARK VIC 3174**
 2   
  1   
  1

Sold Price

**\$580,000**

Sold Date

**20-Nov-25**

Distance

**0.64km**

RS = Recent sale

UN = Undisclosed Sale

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