

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

2/31 DUNBLANE 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

\$620,000

&

\$682,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Noble Park

Period-from

01 May 2025

to

30 Apr 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

2/72 ELLENDALE ROAD NOBLE PARK VIC 3174	\$640,000	27-Nov-25
1/27 LEONARD AVENUE NOBLE PARK VIC 3174	\$650,000	02-Dec-25
2C LARBERT ROAD NOBLE PARK VIC 3174	\$640,000	18-Jan-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: 04 May 2026


**2/72 ELLENDALE ROAD NOBLE
PARK VIC 3174**
 3  1  1

Sold Price

\$640,000

 Sold Date **27-Nov-25**

 Distance **0.17km**

**1/27 LEONARD AVENUE NOBLE
PARK VIC 3174**
 3  2  1

Sold Price

\$650,000

 Sold Date **02-Dec-25**

 Distance **1.18km**

**2C LARBERT ROAD NOBLE PARK
VIC 3174**
 3  1  2

Sold Price

\$640,000

 Sold Date **18-Jan-26**

 Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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