

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$649,000

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

13/42 LIEGE AVENUE NOBLE PARK VIC 3174	\$637,000	14-Mar-26
3/4 LIEGE AVENUE NOBLE PARK VIC 3174	\$595,000	16-Feb-26
2/24 ALLAN STREET NOBLE PARK VIC 3174	\$610,000	12-Mar-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: 06 May 2026



13/42 LIEGE AVENUE NOBLE PARK Sold Price
VIC 3174

RS

\$637,000

 Sold Date **14-Mar-26**

 2
  1
  1

 Distance **1.48km**


3/4 LIEGE AVENUE NOBLE PARK Sold Price
VIC 3174

\$595,000

 Sold Date **16-Feb-26**

 2
  2
  1

 Distance **1.25km**


2/24 ALLAN STREET NOBLE PARK Sold Price
VIC 3174

RS

\$610,000

 Sold Date **12-Mar-26**

 2
  2
  1

 Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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