

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

1/110 KELVINSIDE 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

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,000

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

2/77-79 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$557,000	30-Apr-26
2/9 FLINDERS STREET NOBLE PARK VIC 3174	\$565,000	19-Feb-26
4/50 BOWMORE ROAD NOBLE PARK VIC 3174	\$567,000	05-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: 13 May 2026



2/77-79 KELVINSIDE ROAD NOBLE Sold Price

^{RS} **\$557,000** Sold Date **30-Apr-26**

PARK VIC 3174

 2  1  1

Distance **0.1km**



2/9 FLINDERS STREET NOBLE Sold Price

\$565,000 Sold Date **19-Feb-26**

PARK VIC 3174

 2  1  2

Distance **0.39km**



4/50 BOWMORE ROAD NOBLE Sold Price

\$567,000 Sold Date **05-Mar-26**

PARK VIC 3174

 2  1  1

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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