

## 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

43A CALLANDER 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

\$670,000

&

\$737,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$837,500

Property type

Other

Suburb

Noble Park

Period-from

01 Jun 2025

to

31 May 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

3/8 BOWMORE ROAD NOBLE PARK VIC 3174	\$710,000	11-Apr-26
1/31 ELLT CRESCENT NOBLE PARK VIC 3174	\$700,000	24-Jan-26
3 JASMINE DRIVE NOBLE PARK VIC 3174	\$693,500	07-Dec-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: 02 June 2026


**3/8 BOWMORE ROAD NOBLE  
PARK VIC 3174**
 3   
  2   
  2

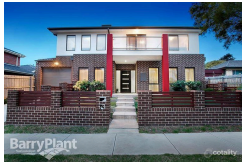
Sold Price

**\$710,000**

Sold Date

**11-Apr-26**

Distance

**0.34km**

**1/31 ELLT CRESCENT NOBLE PARK  
VIC 3174**
 3   
  2   
  2

Sold Price

**\$700,000**

Sold Date

**24-Jan-26**

Distance

**0.86km**

**3 JASMINE DRIVE NOBLE PARK  
VIC 3174**
 3   
  2   
  1

Sold Price

**\$693,500**

Sold Date

**07-Dec-25**

Distance

**0.17km**

RS = Recent sale

UN = Undisclosed Sale

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