

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

2/15 ALLAN STREET 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,000

Property type

Unit

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

4/16-18 ALLAN STREET NOBLE PARK VIC 3174	\$545,000	24-Apr-25
1/3 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$568,000	18-Mar-26
7/25 BOWMORE ROAD NOBLE PARK VIC 3174	\$535,000	10-Mar-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: 05 June 2026


**4/16-18 ALLAN STREET NOBLE
PARK VIC 3174**
 3  1  1

 Sold Price **\$545,000** Sold Date **24-Apr-25**

 Distance **0.08km**

**1/3 KELVINSIDE ROAD NOBLE
PARK VIC 3174**
 3  1  1

 Sold Price ^{RS} **\$568,000** Sold Date **18-Mar-26**

 Distance **0.69km**

**7/25 BOWMORE ROAD NOBLE
PARK VIC 3174**
 3  1  2

 Sold Price **\$535,000** Sold Date **10-Mar-25**

 Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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