

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

23/21-23 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

\$520,000

&

\$572,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Aug 2025

to

31 Jul 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

4/78 ELLENDALE ROAD NOBLE PARK VIC 3174	\$550,000	01-Apr-26
8/13 JENKINS STREET NOBLE PARK VIC 3174	\$562,000	21-Mar-26
9/34-36 FRENCH STREET NOBLE PARK VIC 3174	\$540,000	18-May-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: 14 August 2026


**4/78 ELLENDALE ROAD NOBLE
PARK VIC 3174**

 2
  1
  1

Sold Price

\$550,000

Sold Date

01-Apr-26

Distance

0.55km

**8/13 JENKINS STREET NOBLE
PARK VIC 3174**

 2
  1
  2

Sold Price

\$562,000

Sold Date

21-Mar-26

Distance

0.67km

**9/34-36 FRENCH STREET NOBLE
PARK VIC 3174**

 2
  1
  1

Sold Price

^{RS} **\$540,000**

Sold Date

18-May-26

Distance

0.69km
RS = Recent sale

UN = Undisclosed Sale

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