

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode

1-3/33 Bowmore 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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
1/33 Bowmore Road, Noble Park	\$*	Or range between	\$590,000	&	\$649,000
2/33 Bowmore Road, Noble Park	\$*	Or range between	\$490,000	&	\$549,000
3/33 Bowmore Road, Noble Park	\$*	Or range between	\$500,000	&	\$550,000
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$608,000

Suburb

Noble Park

Period - From

01 Aug 2025

To

31 July 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
1/33 Bowmore Road, Noble Par VIC 3174. 3 bedroom units	2/2 Barnett Grove, Noble Park VIC 3174	\$601,000	19-May-26
	1/110 Kelvinside Road, Noble Park VIC 3174	\$620,000	06-Jun-26
	5/31 Dunblane Road, Noble Park VIC 3174	\$620,000	16-May-26

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
2/33 Bowmore Road, Noble Park VIC 3174. 2 bedroom units	5/16A Callander Road, Noble Park VIC 3174	\$507,000	08-Aug-26
	5/1-3 Crescent Street, Noble Park VIC 3174	\$515,000	06-Jun-26
	14/1199 Heatherton Road, Noble Park VIC 3174	\$535,000	03-Aug-26

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
3/33 Bowmore Road, Noble Park VIC 3174. 2 bedroom units	5/16A Callander Road, Noble Park VIC 3174	\$507,000	08-Apr-26
	14/1199 Heatherton Road, Noble Park VIC 3174	\$535,000	03-Aug-26
	4/78 Ellendale Road, Noble Park VIC 3174	\$550,000	01-Apr-26

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on: