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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$609,000	Property type	Unit	Suburb	Noble Park
Period-from	01 Sep 2025	to	31 Aug 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
14/1199 HEATHERTON ROAD NOBLE PARK VIC 3174	$535,000	03-Aug-26
5/16A CALLANDER ROAD NOBLE PARK VIC 3174	$507,000	08-Apr-26
4/78 ELLENDALE ROAD NOBLE PARK VIC 3174	$550,000	01-Apr-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: 08 September 2026

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14/1199 HEATHERTON ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price RS **$535,000** Sold Date **03-Aug-26**

Distance **0.3km**



5/16A CALLANDER ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price **$507,000** Sold Date **08-Apr-26**

Distance **0.31km**



4/78 ELLENDALE ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price **$550,000** Sold Date **01-Apr-26**

Distance **0.55km**

RS = Recent sale **UN** = Undisclosed Sale

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