

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

2/47 DUNBLANE 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

\$510,000

&

\$561,000

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

1/16 NOCKOLDS CRESCENT NOBLE PARK VIC 3174	\$515,000	01-Sep-26
4/78 ELLENDALE ROAD NOBLE PARK VIC 3174	\$550,000	01-Apr-26
23/21-23 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$550,000	14-Sep-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: 21 September 2026



**1/16 NOCKOLDS CRESCENT NOBLE
PARK VIC 3174**

 2  1  -

Sold Price ^{RS} **\$515,000** Sold Date **01-Sep-26**

Distance **0.88km**



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

 2  1  1

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

Distance **0.11km**



**23/21-23 KELVINSIDE ROAD
NOBLE PARK VIC 3174**

 2  1  1

Sold Price ^{RS} **\$550,000** Sold Date **14-Sep-26**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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