

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

1/13 ELMHURST STREET NOBLE PARK NORTH 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

\$570,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,500

Property type

Unit

Suburb

Noble Park North

Period-from

01 Sep 2024

to

31 Aug 2025

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

1/83 OAKWOOD AVENUE NOBLE PARK NORTH VIC 3174	\$660,000	30-Jun-25
1/6 MOLLISON STREET DANDENONG NORTH VIC 3175	\$605,000	30-Apr-25
1/19 HOLLY AVENUE DANDENONG NORTH VIC 3175	\$615,000	28-Apr-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: 23 September 2025



1/83 OAKWOOD AVENUE NOBLE PARK NORTH VIC 3174

3 1 1

Sold Price

\$660,000

Sold Date

30-Jun-25

Distance

0.09km



1/6 MOLLISON STREET DANDENONG NORTH VIC 3175

3 1 1

Sold Price

\$605,000

Sold Date

30-Apr-25

Distance

0.88km



1/19 HOLLY AVENUE DANDENONG NORTH VIC 3175

3 1 1

Sold Price

\$615,000

Sold Date

28-Apr-25

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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