

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 CHANDLER 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$777,000

Property type

House

Suburb

Noble Park

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

2 HOLLOWAY COURT NOBLE PARK VIC 3174	\$680,000	24-May-25
175 CORRIGAN ROAD NOBLE PARK VIC 3174	\$721,000	10-May-25
30 THOMAS STREET NOBLE PARK VIC 3174	\$665,000	29-Mar-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: 17 September 2025



2 HOLLOWAY COURT NOBLE PARK VIC 3174

3 1 2

Sold Price **\$680,000** Sold Date **24-May-25**

Distance **1.06km**



175 CORRIGAN ROAD NOBLE PARK VIC 3174

3 1 2

Sold Price **\$721,000** Sold Date **10-May-25**

Distance **2km**



30 THOMAS STREET NOBLE PARK VIC 3174

3 1 2

Sold Price **\$665,000** Sold Date **29-Mar-25**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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