

## 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

4/38 KELVINSIDE ROAD NOBLE PARK VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$360,000

&

\$396,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 12/30 KELVINSIDE ROAD NOBLE PARK VIC 3174  | \$385,000 | 02-Sep-25 |
| 5/16 NOCKOLDS CRESCENT NOBLE PARK VIC 3174 | \$365,000 | 04-Sep-25 |
| 2/2 CHANDLER ROAD NOBLE PARK VIC 3174      | \$380,000 | 23-Jul-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: 22 September 2025



## 12/30 KELVINSIDE ROAD NOBLE PARK VIC 3174

 2  1  1

Sold Price

<sup>RS</sup>

**\$385,000**

Sold Date

**02-Sep-25**

Distance

**0.08km**



## 5/16 NOCKOLDS CRESCENT NOBLE PARK VIC 3174

 2  1  1

Sold Price

<sup>RS</sup>

**\$365,000**

Sold Date

**04-Sep-25**

Distance

**0.9km**



## 2/2 CHANDLER ROAD NOBLE PARK VIC 3174

 2  1  1

Sold Price

**\$380,000**

Sold Date

**23-Jul-25**

Distance

**0.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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