

## 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

1/14 ELLENDALE 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

\$630,000

&

\$693,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$568,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Feb 2025

to

31 Jan 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

2/72 ELLENDALE ROAD NOBLE PARK VIC 3174	\$640,000	27-Nov-25
6/1227-1229 HEATHERTON ROAD NOBLE PARK VIC 3174	\$650,000	13-Aug-25
2/2 LESLEY GROVE NOBLE PARK VIC 3174	\$685,000	15-Nov-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: 09 February 2026


**2/72 ELLENDALE ROAD NOBLE  
PARK VIC 3174**
 3  1  1

Sold Price

**\$640,000**

 Sold Date **27-Nov-25**

 Distance **0.57km**

**6/1227-1229 HEATHERTON ROAD  
NOBLE PARK VIC 3174**
 3  1  1

Sold Price

**\$650,000**

 Sold Date **13-Aug-25**

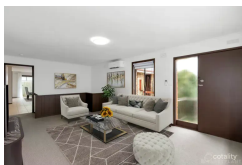
 Distance **0.19km**

**2/2 LESLEY GROVE NOBLE PARK  
VIC 3174**
 3  1  2

Sold Price

**\$685,000**

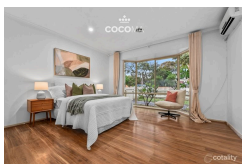
 Sold Date **15-Nov-25**

 Distance **1.33km**

**7/14 ELLENDALE ROAD NOBLE  
PARK VIC 3174**
 3  1  1

Sold Price

**\$641,000**

 Sold Date **18-Aug-25**

 Distance **0km**

**6/32-34 JOFFRE STREET NOBLE  
PARK VIC 3174**
 3  2  2

Sold Price

**\$700,000**

 Sold Date **21-Nov-25**

 Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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