

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

1/41 ARDGOWER 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

\$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 Oct 2024

to

30 Sep 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

5/16 NOCKOLDS CRESCENT NOBLE PARK VIC 3174	\$365,000	04-Sep-25
12/30 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$385,000	02-Sep-25
1/2 CHANDLER ROAD NOBLE PARK VIC 3174	\$372,000	31-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: 01 October 2025


**5/16 NOCKOLDS CRESCENT
NOBLE PARK VIC 3174**

 2
  1
  1

Sold Price

^{RS}
\$365,000

Sold Date

04-Sep-25

Distance

0.3km

**12/30 KELVINSIDE ROAD NOBLE
PARK VIC 3174**

 2
  1
  1

Sold Price

^{RS}
\$385,000

Sold Date

02-Sep-25

Distance

1.03km

**1/2 CHANDLER ROAD NOBLE
PARK VIC 3174**

 2
  1
  1

Sold Price

\$372,000

Sold Date

31-Jul-25

Distance

1.31km
RS = Recent sale

UN = Undisclosed Sale

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