

# 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

10/68 Callander 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)

Range between \$560,000

&

\$616,000

### Median sale price

Median price \$550,000

Property Type Unit

Suburb Noble Park

Period - From 10/02/2024

to

09/02/2025

Source

Property Data

### 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 six 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	1/82 Halton Rd NOBLE PARK NORTH 3174	\$600,000	25/10/2024
2	6/40 French St NOBLE PARK 3174	\$580,000	30/09/2024
3	6/47 Dunblane Rd NOBLE PARK 3174	\$600,000	24/08/2024

**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 six months.~~

This Statement of Information was prepared on:

10/02/2025 16:18



 3    1    4

**Rooms:** 5

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$560,000 - \$616,000

**Median Unit Price**

10/02/2024 - 09/02/2025: \$550,000

## Comparable Properties



**1/82 Halton Rd NOBLE PARK NORTH 3174 (REI/VG)**

**Agent Comments**

 3    1    1

**Price:** \$600,000

**Method:** Sold Before Auction

**Date:** 25/10/2024

**Property Type:** Unit

**Land Size:** 277 sqm approx



**6/40 French St NOBLE PARK 3174 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$580,000

**Method:** Private Sale

**Date:** 30/09/2024

**Property Type:** Unit



**6/47 Dunblane Rd NOBLE PARK 3174 (VG)**

**Agent Comments**

 3    -    -

**Price:** \$600,000

**Method:** Sale

**Date:** 24/08/2024

**Property Type:** Flat/Unit/Apartment (Res)

**Account - Boutique Estate Agency** | P: 03 9795 8889 | F: 03 9795 8869