Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

0/68 Callander Road, Noble Park Vic 3174
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$560,000	&	\$616,000
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Median sale price

Median price	\$550,000	Pro	perty Type Ur	it		Suburb	Noble Park
Period - From	10/02/2024	to	09/02/2025	So	urce	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

Add	dress 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 comparableproperties 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









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)





Price: \$600,000

Method: Sold Before Auction

Date: 25/10/2024 Property Type: Unit

Land Size: 277 sqm approx

Agent Comments



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







Agent Comments

Price: \$580,000 Method: Private Sale Date: 30/09/2024 Property Type: Unit

6/47 Dunblane Rd NOBLE PARK 3174 (VG)





Price: \$600,000 Method: Sale

Date: 24/08/2024 Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

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





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