

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

142 HAROLD 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

House

Suburb

Noble Park

Period-from

01 Nov 2024

to

31 Oct 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

39 JANINE ROAD SPRINGVALE SOUTH VIC 3172	\$1,002,000	15-May-25
20 SERPENTINE ROAD KEYSBOROUGH VIC 3173	\$1,080,500	30-Aug-25
2 ALLAWAH CLOSE KEYSBOROUGH VIC 3173	\$1,100,000	25-Oct-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: 07 November 2025


**39 JANINE ROAD SPRINGVALE
SOUTH VIC 3172**

 4
  2
  4

Sold Price **\$1,002,000** Sold Date **15-May-25**

Distance **1.38km**


**20 SERPENTINE ROAD
KEYSBOROUGH VIC 3173**

 3
  2
  2

Sold Price ^{RS} **\$1,080,500** Sold Date **30-Aug-25**

Distance **1.28km**


**2 ALLAWAH CLOSE
KEYSBOROUGH VIC 3173**

 4
  2
  1

Sold Price ^{RS} **\$1,100,000** Sold Date **25-Oct-25**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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