

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

2/37-39 CHANDLER 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jul 2024

to

30 Jun 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

4/52 CHANDLER ROAD NOBLE PARK VIC 3174	\$465,000	29-Apr-25
9/40 FRENCH STREET NOBLE PARK VIC 3174	\$570,000	01-Mar-25
4/35 JOFFRE STREET NOBLE PARK VIC 3174	\$530,000	01-Apr-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: 21 July 2025



4/52 CHANDLER ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price **\$465,000** Sold Date **29-Apr-25**

Distance **0.1km**



9/40 FRENCH STREET NOBLE PARK VIC 3174

2 1 1

Sold Price **\$570,000** Sold Date **01-Mar-25**

Distance **0.24km**



4/35 JOFFRE STREET NOBLE PARK VIC 3174

2 1 1

Sold Price **\$530,000** Sold Date **01-Apr-25**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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