

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

2/53 KELVINSIDE 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

7/1174 HEATHERTON ROAD NOBLE PARK VIC 3174	\$510,000	27-Feb-25
1/437 PRINCES HIGHWAY NOBLE PARK VIC 3174	\$560,000	28-Mar-25
2/1188 HEATHERTON ROAD NOBLE PARK VIC 3174	\$538,888	20-Mar-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: 14 April 2025



**7/1174 HEATHERTON ROAD NOBLE
PARK VIC 3174**

 2  1  1

^{RS} **\$510,000** Sold Date **27-Feb-25**

Distance **0.76km**



**1/437 PRINCES HIGHWAY NOBLE
PARK VIC 3174**

 2  1  2

^{RS} **\$560,000** Sold Date **28-Mar-25**

Distance **0.79km**



**2/1188 HEATHERTON ROAD NOBLE
PARK VIC 3174**

 2  1  1

^{RS} **\$538,888** Sold Date **20-Mar-25**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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