

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

3/2 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,500

Property type

Unit

Suburb

Noble Park

Period-from

01 Jun 2024

to

31 May 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

4/52 CHANDLER ROAD NOBLE PARK VIC 3174	\$465,000	29-Apr-25
6/14 ELLENDALE ROAD NOBLE PARK VIC 3174	\$415,000	25-May-25
5/14 ELLENDALE ROAD NOBLE PARK VIC 3174	\$425,000	28-Feb-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: 04 June 2025



**4/52 CHANDLER ROAD NOBLE
PARK VIC 3174**

 2  1  1

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

Distance **0.6km**



**6/14 ELLENDALE ROAD NOBLE
PARK VIC 3174**

 2  1  1

Sold Price ^{RS} **\$415,000** ^{UN} Sold Date **25-May-25**

Distance **0.57km**



**5/14 ELLENDALE ROAD NOBLE
PARK VIC 3174**

 2  1  1

Sold Price **\$425,000** Sold Date **28-Feb-25**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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