

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 DUNBLANE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Noble Park

Period-from

01 Aug 2025

to

31 Jul 2026

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

5 WIGSTONE STREET NOBLE PARK VIC 3174	\$703,500	09-Jul-26
13 ROCKFORD COURT NOBLE PARK VIC 3174	\$750,000	10-Aug-26
6 AMBRIE CRESCENT NOBLE PARK VIC 3174	\$730,000	01-May-26

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: 17 August 2026

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5 WIGSTONE STREET NOBLE PARK VIC 3174 Sold Price ^{RS} **\$703,500** Sold Date **09-Jul-26**
Distance **0.4km**

 3  1  1



13 ROCKFORD COURT NOBLE PARK VIC 3174 Sold Price ^{RS} **\$750,000** Sold Date **10-Aug-26**
Distance **1.3km**

 3  1  3



6 AMBRIE CRESCENT NOBLE PARK VIC 3174 Sold Price **\$730,000** Sold Date **01-May-26**
Distance **1.14km**

 3  1  2

RS = Recent sale **UN** = Undisclosed Sale

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