

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

4/47 BOWMORE 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

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Dec 2024

to

30 Nov 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

11/57-59 BUCKLEY STREET NOBLE PARK VIC 3174	\$491,000	11-Jun-25
3/52 DUNBLANE ROAD NOBLE PARK VIC 3174	\$495,000	15-Jul-25
2/47 BOWMORE ROAD NOBLE PARK VIC 3174	\$500,000	23-Sep-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: 11 December 2025

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11/57-59 BUCKLEY STREET NOBLE PARK VIC 3174 Sold Price **\$491,000** Sold Date **11-Jun-25**

 2  1  1

Distance **1.44km**



3/52 DUNBLANE ROAD NOBLE PARK VIC 3174 Sold Price **\$495,000** Sold Date **15-Jul-25**

 2  1  1

Distance **0.5km**



2/47 BOWMORE ROAD NOBLE PARK VIC 3174 Sold Price **\$500,000** Sold Date **23-Sep-25**

 2  1  1

Distance **0km**

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

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