

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

4/55 BUCKLEY STREET 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

\$520,000

&

\$572,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Nov 2024

to

31 Oct 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

1/3-5 ALLAN STREET NOBLE PARK VIC 3174	\$528,000	03-Jul-25
12/68-70 CHANDLER ROAD NOBLE PARK VIC 3174	\$545,500	14-Jul-25
1/36 STUART STREET NOBLE PARK VIC 3174	\$550,000	06-Oct-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: 15 November 2025



1/3-5 ALLAN STREET NOBLE PARK VIC 3174 Sold Price **\$528,000** Sold Date **03-Jul-25**

 2  1  1

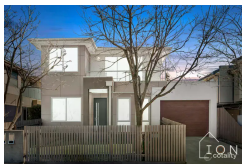
Distance **0.34km**



12/68-70 CHANDLER ROAD NOBLE PARK VIC 3174 Sold Price **\$545,500** Sold Date **14-Jul-25**

 2  1  1

Distance **1.03km**



1/36 STUART STREET NOBLE PARK VIC 3174 Sold Price **\$550,000** Sold Date **06-Oct-25**

 2  1  1

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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