

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 CALLANDER 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

\$840,000

Property type

House

Suburb

Noble Park

Period-from

01 Jul 2025

to

30 Jun 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

6 AMBRIE CRESCENT NOBLE PARK VIC 3174	\$730,000	01-May-26
33 NOCKOLDS CRESCENT NOBLE PARK VIC 3174	\$705,000	11-May-26
5 TIMBERGLADE DRIVE NOBLE PARK NORTH VIC 3174	\$775,000	07-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: 28 July 2026



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

 3  1  2

Distance **0.8km**



33 NOCKOLDS CRESCENT NOBLE PARK VIC 3174 Sold Price **\$705,000** Sold Date **11-May-26**

 4  1  4

Distance **1.13km**



5 TIMBERGLADE DRIVE NOBLE PARK NORTH VIC 3174 Sold Price **\$775,000** Sold Date **07-May-26**

 3  1  2

Distance **1.84km**

RS = Recent sale UN = Undisclosed Sale

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