

## 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

6/27 KELVINSIDE ROAD NOBLE PARK VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,500

Property type

Unit

Suburb

Noble Park

Period-from

01 May 2024

to

30 Apr 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

1/17 STUART STREET NOBLE PARK VIC 3174	\$490,000	25-Mar-25
6/41 NOBLE STREET NOBLE PARK VIC 3174	\$530,000	27-Feb-25
4/68-70 CHANDLER ROAD NOBLE PARK VIC 3174	\$540,000	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: 27 May 2025



**1/17 STUART STREET NOBLE PARK  
VIC 3174**

 2  1  1

Sold Price <sup>RS</sup> **\$490,000** <sup>UN</sup> Sold Date **25-Mar-25**

Distance **0.87km**

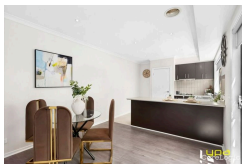


**6/41 NOBLE STREET NOBLE PARK  
VIC 3174**

 2  1  1

Sold Price **\$530,000** Sold Date **27-Feb-25**

Distance **0.91km**



**4/68-70 CHANDLER ROAD NOBLE  
PARK VIC 3174**

 2  1  1

Sold Price **\$540,000** Sold Date **28-Feb-25**

Distance **1.06km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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