

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

7/14 ELLENDALE 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Aug 2024

to

31 Jul 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

10/68-70 CALLANDER ROAD NOBLE PARK VIC 3174	\$598,000	29-May-25
4/8 LARBERT ROAD NOBLE PARK VIC 3174	\$626,000	26-Jun-25
1/122 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$600,000	01-Apr-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: 18 August 2025



**10/68-70 CALLANDER ROAD
NOBLE PARK VIC 3174**

 3
  1
  1

Sold Price **\$598,000** Sold Date **29-May-25**

Distance **0.95km**



**4/8 LARBERT ROAD NOBLE PARK
VIC 3174**

 3
  1
  2

Sold Price **\$626,000** Sold Date **26-Jun-25**

Distance **0.91km**



**1/122 KELVINSIDE ROAD NOBLE
PARK VIC 3174**

 3
  1
  1

Sold Price **\$600,000** Sold Date **01-Apr-25**

Distance **1.28km**



**4/164 CORRIGAN ROAD NOBLE
PARK VIC 3174**

 3
  1
  1

Sold Price ^{RS} **\$630,000** Sold Date **24-Jul-25**

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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