

# 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 79 Bowmore Road, Noble Park, VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$750,000

&

\$815,000

### Median sale price

Median price

\$777,000

Property Type

House

Suburb

Noble Park (3174)

Period - From

01/04/2024

to

31/03/2025

Source

pricefinder

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
983 HEATHERTON ROAD, SPRINGVALE VIC 3171	\$810,000	12/04/2025
83 NOBLE STREET, NOBLE PARK VIC 3174	\$800,000	12/04/2025
4 SHIRLEY STREET, NOBLE PARK VIC 3174	\$795,000	17/05/2025

This Statement of Information was prepared on: 16/06/2025