

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	80 Chandler Road Noble Park, 3174
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$960,000 & \$1,050,000
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Median sale price

Median price	\$832,750	Property Type	HOUSE	Suburb	NOBLE PARK
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Period - From	24-Apr-2024	to	23-Apr-2025	Source	REA
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Comparable property sales

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
1	18 Agnes Street, Noble Park, Vic 3174	\$920,000	05-Nov-2024
2	23 Ambrie Crescent, Noble Park, Vic 3174	\$950,000	21-Sep-2024
3	66 Buckley Street, Noble Park, Vic 3174	\$980,000	06-Mar-2025

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