

## 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

9/14 ELLENDALE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jun 2024

to

31 May 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

4/52 CHANDLER ROAD NOBLE PARK VIC 3174

\$465,000

29-Apr-25

3/63 ELONERA ROAD NOBLE PARK NORTH VIC 3174

\$480,000

10-Apr-25

2/160 CORRIGAN ROAD NOBLE PARK VIC 3174

\$475,000

19-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: 30 June 2025



**4/52 CHANDLER ROAD NOBLE  
PARK VIC 3174**

2 1 1

Sold Price

**\$465,000**

Sold Date

**29-Apr-25**

Distance

**0.5km**



**3/63 ELONERA ROAD NOBLE  
PARK NORTH VIC 3174**

2 1 1

Sold Price

**\$480,000**

Sold Date

**10-Apr-25**

Distance

**1.2km**



**2/160 CORRIGAN ROAD NOBLE  
PARK VIC 3174**

2 1 1

Sold Price

**\$475,000**

Sold Date

**19-Feb-25**

Distance

**1.35km**

RS = Recent sale

UN = Undisclosed Sale

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