

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

1/25 FRENCH STREET 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

\$568,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Feb 2025

to

31 Jan 2026

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

3/24 FRENCH STREET NOBLE PARK VIC 3174	\$632,000	29-Nov-24
2/72 ELLENDALE ROAD NOBLE PARK VIC 3174	\$640,000	27-Nov-25
14/135-139 CHANDLER ROAD NOBLE PARK VIC 3174	\$600,000	22-Dec-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: 24 February 2026


**3/24 FRENCH STREET NOBLE
PARK VIC 3174**
 3  1  2

 Sold Price **\$632,000** Sold Date **29-Nov-24**

 Distance **0.09km**

**2/72 ELLENDALE ROAD NOBLE
PARK VIC 3174**
 3  1  1

 Sold Price **\$640,000** Sold Date **27-Nov-25**

 Distance **0.83km**

**14/135-139 CHANDLER ROAD
NOBLE PARK VIC 3174**
 3  1  1

 Sold Price **\$600,000** Sold Date **22-Dec-25**

 Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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