

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

4/527 PRINCES HIGHWAY 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

\$490,000

&

\$540,000

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

2/25 AMBRIE CRESCENT NOBLE PARK VIC 3174	\$570,000	13-Sep-25
2/7 RACECOURSE ROAD NOBLE PARK VIC 3174	\$640,000	16-Aug-25
3/50 BOWMORE ROAD NOBLE PARK VIC 3174	\$531,000	18-Oct-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: 19 February 2026


**2/25 AMBRIE CRESCENT NOBLE
PARK VIC 3174**
 2
 1
 1

Sold Price

\$570,000

Sold Date

13-Sep-25

Distance

0.14km

**2/7 RACECOURSE ROAD NOBLE
PARK VIC 3174**
 2
 2
 2

Sold Price

\$640,000

Sold Date

16-Aug-25

Distance

0.17km

**3/50 BOWMORE ROAD NOBLE
PARK VIC 3174**
 2
 1
 1

Sold Price

\$531,000

Sold Date

18-Oct-25

Distance

0.33km
RS = Recent sale

UN = Undisclosed Sale

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