

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

4/60 BOWMORE ROAD 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

\$515,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Dec 2024

to

30 Nov 2025

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

2/28 LARBERT ROAD NOBLE PARK VIC 3174	\$568,000	16-Oct-25
3/29 DUNBLANE ROAD NOBLE PARK VIC 3174	\$575,000	25-Nov-25
1/16 FRANK STREET NOBLE PARK VIC 3174	\$552,000	06-Nov-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: 09 December 2025



2/28 LARBERT ROAD NOBLE PARK VIC 3174

Sold Price

\$568,000

Sold Date

16-Oct-25

 2

 1

 1

Distance

0.37km



3/29 DUNBLANE ROAD NOBLE PARK VIC 3174

Sold Price

^{RS} **\$575,000**

Sold Date

25-Nov-25

 2

 1

 1

Distance

0.89km



1/16 FRANK STREET NOBLE PARK VIC 3174

Sold Price

^{RS} **\$552,000**

Sold Date

06-Nov-25

 2

 1

 1

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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