

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

1/48 LEONARD AVENUE 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

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

5/139 BUCKLEY STREET NOBLE PARK VIC 3174	\$600,000	26-Nov-25
2/41 NOBLE STREET NOBLE PARK VIC 3174	\$568,000	18-Nov-25
1/2 FRANK STREET NOBLE PARK VIC 3174	\$588,000	23-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: 17 February 2026


5/139 BUCKLEY STREET NOBLE PARK VIC 3174

 Sold Price **\$600,000** Sold Date **26-Nov-25**
 2  1  1

 Distance **0.5km**

2/41 NOBLE STREET NOBLE PARK VIC 3174

 Sold Price **\$568,000** Sold Date **18-Nov-25**
 2  1  1

 Distance **0.66km**

1/2 FRANK STREET NOBLE PARK VIC 3174

 Sold Price **\$588,000** Sold Date **23-Nov-25**
 2  1  1

 Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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