

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

4/465 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

\$480,000

&

\$528,000

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

5/68-70 CALLANDER ROAD NOBLE PARK VIC 3174	\$530,000	03-Dec-25
4/31 BOWMORE ROAD NOBLE PARK VIC 3174	\$560,000	21-Feb-26
2/8 LARBERT ROAD NOBLE PARK VIC 3174	\$480,000	13-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


**5/68-70 CALLANDER ROAD
NOBLE PARK VIC 3174**
 2  1  1

 Sold Price **\$530,000** Sold Date **03-Dec-25**

 Distance **0.27km**

**4/31 BOWMORE ROAD NOBLE
PARK VIC 3174**
 1  1  1

 Sold Price ^{RS} **\$560,000** Sold Date **21-Feb-26**

 Distance **0.49km**

**2/8 LARBERT ROAD NOBLE PARK
VIC 3174**
 2  1  1

 Sold Price **\$480,000** Sold Date **13-Dec-25**

 Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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