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	1/8 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	$590,000	&	$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$555,000	Property type	Unit	Suburb	Noble Park
Period-from	01 Aug 2024	to	31 Jul 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
2/7 ELLENDALE ROAD NOBLE PARK VIC 3174	$599,000	18-Feb-25
3/38 LEMAN CRESCENT NOBLE PARK VIC 3174	$608,000	28-Jul-25
2/139 BUCKLEY STREET NOBLE PARK VIC 3174	$616,500	02-Mar-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: 14 August 2025

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2/7 ELLENDALE ROAD NOBLE PARK VIC 3174

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Sold Price **$599,000** Sold Date **18-Feb-25**

Distance **0.88km**



3/38 LEMAN CRESCENT NOBLE PARK VIC 3174

3 1 -

Sold Price RS **$608,000** Sold Date **28-Jul-25**

Distance **1.4km**



2/139 BUCKLEY STREET NOBLE PARK VIC 3174

3 1 1

Sold Price **$616,500** Sold Date **02-Mar-25**

Distance **1.87km**

RS = Recent sale **UN** = Undisclosed Sale

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