Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4/1-3 Bloomfield Road Noble Park, 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$655,000 & $720,000

Median sale price

Median price	$792,000	Property Type	TOWNHOUSE	Suburb	NOBLE PARK
Period - From	14-Nov-2024	to	11-Nov-2025	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	3/161 Noble Street, Noble Park, Vic 3174	$751,000	14-Oct-2025
2	1/8 Bowmore Road, Noble Park, Vic 3174	$700,000	12-Sep-2025
3	91 Harrison Drive, Noble Park, Vic 3174	$715,000	18-Oct-2025

This statement of information was prepared on 24-Nov-2025 at 3:40:08 PM AEDT