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	77 Ellendale Road Noble Park, 3174

Indicative selling price

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

Range between	$790,000 & $860,000

Median sale price

Median price	$825,500	Property Type	HOUSE	Suburb	NOBLE PARK
Period - From	15-May-2025	to	13-May-2026	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	1 Tasma Place, Noble Park, Vic 3174	$820,000	01-Apr-2026
2	9 Miranda Court, Noble Park, Vic 3174	$872,000	02-May-2026
3	188 Railway Parade, Noble Park, Vic 3174	$800,000	23-Apr-2026

This statement of information was prepared on 29-May-2026 at 3:27:58 PM AEST