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	1/166 CHANDLER 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	$646,200	&	$718,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$560,000	Property type	Unit	Suburb	Noble Park
Period-from	01 Dec 2024	to	30 Nov 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
1/8 ARNOLD STREET NOBLE PARK VIC 3174	$720,000	18-Oct-25
1/33 REX COURT NOBLE PARK VIC 3174	$700,000	20-Sep-25
1/55A LEONARD AVENUE NOBLE PARK VIC 3174	$715,000	16-Oct-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: 08 December 2025

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1/8 ARNOLD STREET NOBLE PARK VIC 3174

3 1 2

Sold Price RS $720,000 Sold Date 18-Oct-25

Distance 0.78km



1/33 REX COURT NOBLE PARK VIC 3174

3 1 2

Sold Price RS $700,000 Sold Date 20-Sep-25

Distance 1.02km



1/55A LEONARD AVENUE NOBLE PARK VIC 3174

3 1 1

Sold Price $715,000 Sold Date 16-Oct-25

Distance 1.01km

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

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