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	4/55 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	$499,000	&	$548,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$609,000	Property type	Unit	Suburb	Noble Park
Period-from	01 Sep 2025	to	31 Aug 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
1/21 STUART STREET NOBLE PARK VIC 3174	$550,000	25-Aug-26
14/1199 HEATHERTON ROAD NOBLE PARK VIC 3174	$535,000	03-Aug-26
2/72 BUCKLEY STREET NOBLE PARK VIC 3174	$480,000	13-Jul-26

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 September 2026

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1/21 STUART STREET NOBLE PARK VIC 3174

2 1 1

Sold Price RS $550,000 Sold Date 25-Aug-26

Distance 0.92km



14/1199 HEATHERTON ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price RS $535,000 Sold Date 03-Aug-26

Distance 0.67km



2/72 BUCKLEY STREET NOBLE PARK VIC 3174

2 1 1

Sold Price RS $480,000 Sold Date 13-Jul-26

Distance 1.24km

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

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