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	1/55a Leonard Avenue, Noble Park VIC 3174

Indicative selling price

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

Range between $530,000 & $580,000

Median sale price

Median price $541,000 Property Type Unit Suburb Noble Park

Period - From 08/03/2025 to 07/09/2025 Source price_finder

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4/16-18 Allan Street Street Noble Park VIC	$545,000	24/04/2025
5/14 Flowervale Road Noble Park VIC	$580,000	19/05/2025
2/1234-1236 Heatherton Road Noble Park VIC	$588,820	20/06/2025

This Statement of Information was prepared on: 08/09/2025