

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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Aug 2025

to

31 Jul 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

2/77-79 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$557,000	30-Apr-26
4/50 BOWMORE ROAD NOBLE PARK VIC 3174	\$567,000	05-Mar-26
3/144-146 CORRIGAN ROAD NOBLE PARK VIC 3174	\$615,000	21-Feb-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: 04 August 2026



**2/77-79 KELVINSIDE ROAD NOBLE
PARK VIC 3174**

Sold Price

\$557,000

Sold Date

30-Apr-26



2



1



1

Distance

1.79km



**4/50 BOWMORE ROAD NOBLE
PARK VIC 3174**

Sold Price

\$567,000

Sold Date

05-Mar-26



2



1



1

Distance

1.87km



**3/144-146 CORRIGAN ROAD
NOBLE PARK VIC 3174**

Sold Price

\$615,000

Sold Date

21-Feb-26



2



1



1

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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