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<br>Including suburb and postcode | 6/125 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 | $430,000 | & | $450,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $580,000 | Property type | Unit | Suburb | Noble Park |
| Period-from | 01 Mar 2025 | to | 28 Feb 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 |
|---|---|---|
| 1/5 MAXINE COURT NOBLE PARK VIC 3174 | $445,000 | 11-Mar-26 |
| 5/49 CHANDLER ROAD NOBLE PARK VIC 3174 | $465,000 | 25-Oct-25 |
| 5/125 CHANDLER ROAD NOBLE PARK VIC 3174 | $470,000 | 17-Nov-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: 31 March 2026

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**1/5 MAXINE COURT NOBLE PARK VIC 3174**

2 1 1

Sold Price RS **$445,000** Sold Date **11-Mar-26**

Distance **0.84km**

**5/49 CHANDLER ROAD NOBLE PARK VIC 3174**

2 1 1

Sold Price **$465,000** Sold Date **25-Oct-25**

Distance **0.69km**

**5/125 CHANDLER ROAD NOBLE PARK VIC 3174**

3 1 2

Sold Price **$470,000** Sold Date **17-Nov-25**

Distance **0km**

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

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