

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

1/48 LEONARD AVENUE 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

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

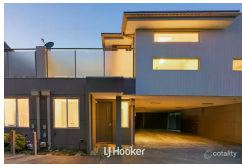
Date of sale

7/36 STUART STREET NOBLE PARK VIC 3174	\$570,000	02-May-26
3/13 ATHOL ROAD NOBLE PARK VIC 3174	\$610,000	21-Jul-26
4/13 ATHOL ROAD NOBLE PARK VIC 3174	\$610,000	21-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: 03 September 2026


7/36 STUART STREET NOBLE PARK VIC 3174

 2
  2
  2

Sold Price **\$570,000** Sold Date **02-May-26**

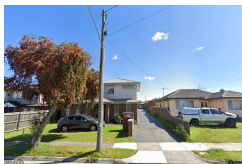
Distance **0.1km**


3/13 ATHOL ROAD NOBLE PARK VIC 3174

 2
  1
  1

Sold Price **\$610,000** Sold Date **21-Jul-26**

Distance **0.87km**


4/13 ATHOL ROAD NOBLE PARK VIC 3174

 2
  -
  -

Sold Price Sold Date **21-Jul-26**

Distance **0.87km**

RS = Recent sale UN = Undisclosed Sale

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