

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

6/36 BOWMORE 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

\$220,000

&

\$242,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Nov 2024

to

31 Oct 2025

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

12/10 LARBERT ROAD NOBLE PARK VIC 3174	\$240,000	28-Mar-25
25/473 PRINCES HIGHWAY NOBLE PARK VIC 3174	\$230,000	23-Dec-24
9/36 BOWMORE ROAD NOBLE PARK VIC 3174	\$205,000	10-Oct-24

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: 26 November 2025



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**12/10 LARBERT ROAD NOBLE
PARK VIC 3174**

1 1 1

Sold Price **\$240,000** Sold Date **28-Mar-25**

Distance **0.25km**



**25/473 PRINCES HIGHWAY NOBLE
PARK VIC 3174**

1 1 1

Sold Price **\$230,000** Sold Date **23-Dec-24**

Distance **0.42km**



**9/36 BOWMORE ROAD NOBLE
PARK VIC 3174**

1 1 1

Sold Price **\$205,000** Sold Date **10-Oct-24**

Distance **0km**



**5/22 AMBRIE CRESCENT NOBLE
PARK VIC 3174**

1 1 1

Sold Price **\$245,000** Sold Date **03-Jun-25**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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