

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

01/10/2026

Property offered for sale

Address
Including suburb and
postcode

5/8 Leman Crescent, Noble Park VIC 3174

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Brick Veneer Townhouse	2	2	1	95	145

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting.

Range between

\$590,000

&

\$645,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting.

Seller's reserve price

N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3 month period.

Median price

\$610,000

Property type

Unit

Suburb

Noble Park

Period: from

01/06/2026

to

31/08/2026

Source

Prop Track

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last three months**.

Comparable property 1

Address	Sale price	Date of sale
2/40 Stuart Street, Noble Park	\$625,000	27/07/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Townhouse	2	2	1	N/A	109

Comparable property 2

Address	Sale price	Date of sale
2/30 French Street, Noble Park	\$645,000	04/08/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Townhouse	2	2	1	N/A	132

Comparable property 3

Address	Sale price	Date of sale
4/16 Mons Parade, Noble Park	\$572,000	25/08/26

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
Townhouse	2	2	1	97	97