

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 4/2 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)
Townhouse	2	1	1	119	129

Indicative selling price

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

Range between \$530,000 & \$580,000

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-to-12-month period ending no more than 6 months before this statement was prepared.

Median price \$600,000 Property type Townhouse Suburb Noble Park

Period: from 01/04/2026 to 30/09/2026 Source PRICEFINDER

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 six months**.

Comparable property 1

Address	Sale price	Date of sale
6/210 Corrigan Road, Noble Park	\$540,000	20/06/2026

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	1	1	N/A	113

Comparable property 2

Address	Sale price	Date of sale
5/68-70 Chandler Road, Noble Park	\$544,000	03/06/2026

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	1	1	N/A	132

Comparable property 3

Address	Sale price	Date of sale
14/68-70 Chandler Road, Noble Park	\$545,000	16/05/2026

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	1	1	N/A	128

Reason there are fewer than three comparable properties

- ☐ I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A