

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

4/47 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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Dec 2024

to

30 Nov 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

5/49 CHANDLER ROAD NOBLE PARK VIC 3174	\$465,000	25-Oct-25
2/37-39 CHANDLER ROAD NOBLE PARK VIC 3174	\$468,000	11-Aug-25
2/15 SMALE COURT NOBLE PARK NORTH VIC 3174	\$475,000	06-Oct-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: 16 December 2025

Terri Fellows
P 0410 029 953
M 0400 573 483
E info@fellowsrealestate.com.au



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

2 1 1

Sold Price

^{RS} **\$465,000**

Sold Date

25-Oct-25

Distance

1.56km



**2/37-39 CHANDLER ROAD NOBLE
PARK VIC 3174**

2 1 1

Sold Price

\$468,000

Sold Date

11-Aug-25

Distance

1.47km



**2/15 SMALE COURT NOBLE PARK
NORTH VIC 3174**

2 1 1

Sold Price

\$475,000

Sold Date

06-Oct-25

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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