

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 Jan 2025

to

31 Dec 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

3/1228 HEATHERTON ROAD NOBLE PARK VIC 3174	\$510,000	19-Dec-25
2/8 LARBERT ROAD NOBLE PARK VIC 3174	\$480,000	13-Dec-25
2/47 BOWMORE ROAD NOBLE PARK VIC 3174	\$500,000	23-Sep-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: 19 January 2026

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**3/1228 HEATHERTON ROAD
NOBLE PARK VIC 3174**

2 1 1

Sold Price

^{RS} **\$510,000**

Sold Date

19-Dec-25

Distance

1.25km



**2/8 LARBERT ROAD NOBLE PARK
VIC 3174**

2 1 1

Sold Price

^{RS} **\$480,000**

Sold Date

13-Dec-25

Distance

0.34km



**2/47 BOWMORE ROAD NOBLE
PARK VIC 3174**

2 1 1

Sold Price

\$500,000

Sold Date

23-Sep-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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