

# 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 2/61 Dunblane Road, Noble Park Vic 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$690,000

### Median sale price

Median price \$692,000 Property Type Townhouse Suburb Noble Park

Period - From 23/04/2025 to 22/04/2026 Source Property Data

### 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 six 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
1	3/12 Nockolds Cr NOBLE PARK 3174	\$750,000	14/02/2026
2	1/27 Leonard Av NOBLE PARK 3174	\$650,000	01/12/2025
3	15 Jasmine Dr NOBLE PARK 3174	\$710,500	25/10/2025

**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 six months.~~

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**Indicative Selling Price**

\$650,000 - \$690,000

**Median Townhouse Price**

23/04/2025 - 22/04/2026: \$692,000



**Property Type:**

Agent Comments

## Comparable Properties



**3/12 Nockolds Cr NOBLE PARK 3174 (REI/VG)**

Agent Comments



**Price:** \$750,000

**Method:** Auction Sale

**Date:** 14/02/2026

**Property Type:** Townhouse (Single)



**1/27 Leonard Av NOBLE PARK 3174 (REI/VG)**

Agent Comments



**Price:** \$650,000

**Method:** Private Sale

**Date:** 01/12/2025

**Property Type:** Townhouse (Res)



**15 Jasmine Dr NOBLE PARK 3174 (REI/VG)**

Agent Comments



**Price:** \$710,500

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** Townhouse (Res)

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