

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode

1, 2&3, 4/3 Larbert Road, Noble Park

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
TOWNHOUSE 1 (2 bedrooms)	\$*	Or range between	\$685,000	&	\$749,000
TOWNHOUSE 2 & 3 (2 Bedrooms each)	\$*	Or range between	\$675,000	&	\$735,000
UNIT (2 Bedrooms)	\$*	Or range between	\$645,000	&	\$699,000

Suburb unit median sale price

Median price

\$760,000

Suburb

Noble Park

Period - From

01 Jul 2024

To

30 Jun 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

1-3/3 Larbert Road, Noble Park	Price	Date of sale
1. 3/16 Rutherglen Street, Noble Park	\$690,000	27 March 2025
2. 3/38 Manoon Road, Clayton South	\$758,000	14 June 2025
3. 9 Portobello Street, Keysborough	\$711,000	11 April 2025

4/3 Larbert Road, Noble Park	Price	Date of sale
1. 2/13 Marshall Street, Noble Park	\$651,500	5 May 2025
2. 4/1259 Heatherton Road, Noble Park	\$650,000	22 April 2025
3. 2/14 Elmhurst Street, Noble Park North	\$655,000	24 May 2025