

## 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

8/25 BOWMORE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$599,000

&

\$655,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jun 2025

to

31 May 2026

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

1/3 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$568,000	18-Mar-26
1/1057 HEATHERTON ROAD NOBLE PARK VIC 3174	\$658,500	20-Mar-26
2/1 LESLEY GROVE NOBLE PARK VIC 3174	\$691,000	14-Mar-26

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: 26 June 2026


**1/3 KELVINSIDE ROAD NOBLE PARK VIC 3174**
 3  1  1

Sold Price

<sup>RS</sup>
**\$568,000**

Sold Date

**18-Mar-26**

Distance

**0.69km**

**1/1057 HEATHERTON ROAD NOBLE PARK VIC 3174**
 3  2  1

Sold Price

**\$658,500**

Sold Date

**20-Mar-26**

Distance

**0.97km**

**2/1 LESLEY GROVE NOBLE PARK VIC 3174**
 3  2  1

Sold Price

**\$691,000**

Sold Date

**14-Mar-26**

Distance

**0.82km**

RS = Recent sale

UN = Undisclosed Sale

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