

## 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 25 Harrison Drive, 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)

Price Range

\$670,000

&

\$720,000

### Median sale price

Median price

\$572,500

Property Type

Townhouse

Suburb

Noble Park (3174)

Period - From

01/07/2025

to

31/12/2025

Source

pricefinder

### Comparable property sales

A

These are two 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

Address of comparable property	Price	Date of sale
59 HARRISON DRIVE, NOBLE PARK VIC 3174	\$720,000	20/10/2025
91 HARRISON DRIVE, NOBLE PARK VIC 3174	\$715,000	18/10/2025

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.

This Statement of Information was prepared on: 30/03/2026