

Statement of Information



Single residential property located in the Melbourne metropolitan area
Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Street: 445, Princes Highway

Suburb: Noble Park

State: VIC

Postcode: 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: \$ 800,000 and \$ 815,000

Median sale price

Median price: \$ 783,707

Property type: House

Suburb: Noble Park

Period - From: 06 / 10 / 2024 to: 06 / 03 / 2025 Source:

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	9 KERNOT CRESCENT NOBLE PARK NORTH VIC 3174	\$ 720,000	15 / 01 / 2025
2	1 JENKINS STREET NOBLE PARK VIC 3174	\$ 940,000	19 / 09 / 2024
3	4 JACKSONS ROAD NOBLE PARK NORTH VIC 3174	\$ 690,000	28 / 02 / 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~~

This Statement of Information was prepared on: 06 March 2025