

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

1/11 AMBRIE CRESCENT NOBLE PARK VIC 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

\$780,000

&

\$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$777,000

Property type

Other

Suburb

Noble Park

Period-from

01 Sep 2024

to

31 Aug 2025

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

2/6 THEODORE AVENUE NOBLE PARK VIC 3174	\$887,000	24-May-25
1/11 WIGSTONE STREET NOBLE PARK VIC 3174	\$785,000	20-Aug-25
1/1080 HEATHERTON ROAD NOBLE PARK VIC 3174	\$798,000	15-Apr-25

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: 18 September 2025



**2/6 THEODORE AVENUE NOBLE
PARK VIC 3174**

 3
  2
  1

Sold Price

^{RS}

\$887,000

Sold Date

24-May-25

Distance

2.3km



**1/11 WIGSTONE STREET NOBLE
PARK VIC 3174**

 3
  2
  2

Sold Price

^{RS}

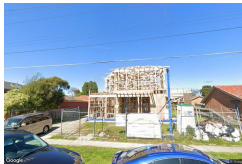
\$785,000

Sold Date

20-Aug-25

Distance

1.75km



**1/1080 HEATHERTON ROAD
NOBLE PARK VIC 3174**

 3
  3
  1

Sold Price

\$798,000

Sold Date

15-Apr-25

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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