

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

1/19 DAVID STREET 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Aug 2024

to

31 Jul 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

1/70 LEONARD AVENUE NOBLE PARK VIC 3174	\$530,000	22-May-25
1/6 CALLAGHAN STREET NOBLE PARK VIC 3174	\$480,000	22-May-25
1/24 WALL STREET NOBLE PARK VIC 3174	\$600,000	08-Jul-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 August 2025



1/70 LEONARD AVENUE NOBLE PARK VIC 3174

3 1 -

Sold Price

\$530,000

Sold Date

22-May-25

Distance

0.51km



1/6 CALLAGHAN STREET NOBLE PARK VIC 3174

3 1 1

Sold Price

\$480,000

Sold Date

22-May-25

Distance

1.31km



1/24 WALL STREET NOBLE PARK VIC 3174

3 1 1

Sold Price

^{RS} **\$600,000**

Sold Date

08-Jul-25

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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