

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

1/2 ROMSEY 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

\$519,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Oct 2024

to

30 Sep 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

1/3-5 ALLAN STREET NOBLE PARK VIC 3174	\$528,000	03-Jul-25
5/2 ROBERTS STREET NOBLE PARK VIC 3174	\$520,000	23-Jul-25
2/6 THOMAS STREET NOBLE PARK VIC 3174	\$562,500	23-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: 13 October 2025



**1/3-5 ALLAN STREET NOBLE PARK
VIC 3174**

Sold Price

\$528,000

Sold Date

03-Jul-25

 2

 1

 1

Distance

0.31km



**5/2 ROBERTS STREET NOBLE
PARK VIC 3174**

Sold Price

\$520,000

Sold Date

23-Jul-25

 2

 1

 1

Distance

0.77km



**2/6 THOMAS STREET NOBLE PARK
VIC 3174**

Sold Price

\$562,500

Sold Date

23-Apr-25

 2

 1

 1

Distance

0.83km



**2/1074 HEATHERTON ROAD
NOBLE PARK VIC 3174**

Sold Price

\$535,000

Sold Date

01-Jul-25

 2

 1

 1

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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