

## 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

1/41 LEMAN CRESCENT NOBLE PARK VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$685,000

&

\$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Townhouse

Suburb

Noble Park

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

1/2 NOCKOLDS CRESCENT NOBLE PARK VIC 3174	\$638,000	11-Nov-24
20 TERRY STREET NOBLE PARK VIC 3174	\$711,000	05-Apr-25
2/39 LEMAN CRESCENT NOBLE PARK VIC 3174	\$749,000	21-Jan-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: 06 May 2025



## 1/2 NOCKOLDS CRESCENT NOBLE PARK VIC 3174

3 2 2

Sold Price

**\$638,000**

Sold Date

**11-Nov-24**

Distance

**1.72km**



## 20 TERRY STREET NOBLE PARK VIC 3174

4 2 1

Sold Price

**\$711,000**

Sold Date

**05-Apr-25**

Distance

**0.73km**



## 2/39 LEMAN CRESCENT NOBLE PARK VIC 3174

3 2 2

Sold Price

<sup>RS</sup> **\$749,000**

Sold Date

**21-Jan-25**

Distance

**0.01km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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