

## 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

2/1181-1183 HEATHERTON ROAD 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

\$530,000

&

\$583,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,500

Property type

Unit

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

5/19 BRIGGS CRESCENT NOBLE PARK VIC 3174	\$570,000	07-Apr-25
3/8 NOBLE STREET NOBLE PARK VIC 3174	\$570,000	07-Dec-24
3/13 AMBRIE CRESCENT NOBLE PARK VIC 3174	\$565,000	20-Nov-24

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: 19 May 2025



## 5/19 BRIGGS CRESCENT NOBLE PARK VIC 3174

2 2 1

Sold Price

<sup>RS</sup> **\$570,000** Sold Date **07-Apr-25**

Distance **0.22km**



## 3/8 NOBLE STREET NOBLE PARK VIC 3174

2 2 1

Sold Price

**\$570,000** Sold Date **07-Dec-24**

Distance **0.57km**



## 3/13 AMBRIE CRESCENT NOBLE PARK VIC 3174

2 1 1

Sold Price

**\$565,000** Sold Date **20-Nov-24**

Distance **1.35km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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