

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

2/132 CORRIGAN ROAD 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

\$700,000

&

\$770,000

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

4/28 NOBLE STREET NOBLE PARK VIC 3174	\$761,000	17-May-25
5/1 HOSKEN STREET SPRINGVALE SOUTH VIC 3172	\$720,000	17-Jun-25
2/19 DAVID STREET NOBLE PARK VIC 3174	\$751,000	26-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: 25 August 2025



4/28 NOBLE STREET NOBLE PARK VIC 3174

 3
  2
  1

Sold Price

\$761,000

Sold Date

17-May-25

Distance

0.52km


5/1 HOSKEN STREET SPRINGVALE SOUTH VIC 3172

 3
  1
  1

Sold Price

\$720,000

Sold Date

17-Jun-25

Distance

0.6km


2/19 DAVID STREET NOBLE PARK VIC 3174

 3
  1
  1

Sold Price

^{RS}
\$751,000

Sold Date

26-Jul-25

Distance

1.58km
RS = Recent sale

UN = Undisclosed Sale

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