

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

2/22 AMBRIE CRESCENT 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

\$280,000

&

\$303,000

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

7/22 AMBRIE CRESCENT NOBLE PARK VIC 3174	\$250,000	10-May-25
5/22 AMBRIE CRESCENT NOBLE PARK VIC 3174	\$245,000	03-Jun-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: 22 October 2025

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7/22 AMBRIE CRESCENT NOBLE PARK VIC 3174

 1  1  1

Sold Price

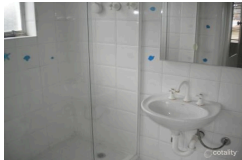
\$250,000

Sold Date

10-May-25

Distance

0km



5/22 AMBRIE CRESCENT NOBLE PARK VIC 3174

 1  1  1

Sold Price

\$245,000

Sold Date

03-Jun-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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