

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

2/249 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

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Other

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

4/21 STELLA AVENUE NOBLE PARK VIC 3174	\$630,000	24-Sep-25
1/41 STUART STREET NOBLE PARK VIC 3174	\$661,000	31-Jul-25
3/4 MATHER ROAD NOBLE PARK VIC 3174	\$655,000	08-Aug-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: 21 October 2025



**4/21 STELLA AVENUE NOBLE
PARK VIC 3174**

 2  1  1

Sold Price

^{RS}

\$630,000

Sold Date

24-Sep-25

Distance

0.99km



**1/41 STUART STREET NOBLE PARK
VIC 3174**

 3  3  1

Sold Price

\$661,000

Sold Date

31-Jul-25

Distance

1.12km



**3/4 MATHER ROAD NOBLE PARK
VIC 3174**

 2  2  1

Sold Price

\$655,000

Sold Date

08-Aug-25

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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