

# 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 2/57 Yarraman 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)

Price Range

\$670,000

&

\$720,000

### Median sale price

Median price

\$535,000

Property Type

Unit

Suburb

Noble Park (3174)

Period - From

01/04/2024

to

31/03/2025

Source

pricefinder

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
20 TERRY STREET, NOBLE PARK VIC 3174	\$711,000	05/04/2025
3/31 NAMUR STREET, NOBLE PARK VIC 3174	\$695,000	14/04/2025
4/16 RUTHERGLEN STREET, NOBLE PARK VIC 3174	\$712,000	09/12/2024

This Statement of Information was prepared on: 30/04/2025