

# 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 Holloway Court, Noble Park, VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$650,000

&

\$700,000

### Median sale price

Median price

\$802,000

Property Type

House

Suburb

Noble Park (3174)

Period - From

01/10/2024

to

30/09/2025

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 |
|------------------------------------------|-----------|--------------|
| 459 PRINCES HIGHWAY, NOBLE PARK VIC 3174 | \$690,000 | 24/10/2025   |
| 22 LAWN ROAD, NOBLE PARK VIC 3174        | \$676,000 | 11/09/2025   |
| 8 PARK ROAD, NOBLE PARK VIC 3174         | \$700,000 | 10/09/2025   |

This Statement of Information was prepared on: 29/10/2025