

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

3/19 AGNES STREET 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Sep 2024

to

31 Aug 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

5/15 HENRY STREET NOBLE PARK VIC 3174	\$580,000	29-Jul-25
6/27 KELVINSIDE ROAD NOBLE PARK VIC 3174	\$608,500	21-Jun-25
4/19 FRENCH STREET NOBLE PARK VIC 3174	\$580,000	12-May-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: 28 September 2025


5/15 HENRY STREET NOBLE PARK VIC 3174

Sold Price

\$580,000

Sold Date

29-Jul-25
 2

 2

 1

Distance

0.55km

6/27 KELVINSIDE ROAD NOBLE PARK VIC 3174

Sold Price

\$608,500

Sold Date

21-Jun-25
 2

 1

 1

Distance

1.25km

4/19 FRENCH STREET NOBLE PARK VIC 3174

Sold Price

\$580,000

Sold Date

12-May-25
 2

 2

 1

Distance

1.19km
RS = Recent sale

UN = Undisclosed Sale

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