

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

3/38 Moodemere Street, Noble Park Vic 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000

&

\$700,000

Median sale price

Median price \$559,000

Property Type Unit

Suburb Noble Park

Period - From 01/04/2024

to

31/03/2025

Source REIV

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 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
1	2/53 French St NOBLE PARK 3174	\$665,000	09/04/2025
2	3/31 Namur St NOBLE PARK 3174	\$695,000	17/03/2025
3	1a David St NOBLE PARK 3174	\$680,000	18/02/2025

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 six months.~~

This Statement of Information was prepared on:

28/05/2025 11:17



3 2 2

Property Type: Unit
Land Size: 222 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
Year ending March 2025: \$559,000

Comparable Properties



2/53 French St NOBLE PARK 3174 (REI)

Agent Comments

3 2 1

Price: \$665,000
Method: Private Sale
Date: 09/04/2025
Property Type: Unit
Land Size: 166 sqm approx



3/31 Namur St NOBLE PARK 3174 (REI)

Agent Comments

3 2 2

Price: \$695,000
Method: Private Sale
Date: 17/03/2025
Property Type: Townhouse (Res)
Land Size: 152 sqm approx



1a David St NOBLE PARK 3174 (REI/VG)

Agent Comments

3 2 2

Price: \$680,000
Method: Private Sale
Date: 18/02/2025
Property Type: House
Land Size: 155 sqm approx