

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 MARSHALL 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$777,000

Property type

House

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

26 LIEGE AVENUE NOBLE PARK VIC 3174	\$760,000	08-Apr-25
4 EDNEY COURT NOBLE PARK VIC 3174	\$707,000	03-Apr-25
2 GATCUM COURT NOBLE PARK VIC 3174	\$770,000	22-Sep-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: 24 September 2025


**26 LIEGE AVENUE NOBLE PARK
VIC 3174**
 3  1  1

Sold Price

\$760,000

Sold Date

08-Apr-25

Distance

0.44km

**4 EDNEY COURT NOBLE PARK VIC
3174**
 3  1  1

Sold Price

\$707,000

Sold Date

03-Apr-25

Distance

0.78km

**2 GATCUM COURT NOBLE PARK
VIC 3174**
 4  2  1

Sold Price

^{RS} **\$770,000**

Sold Date

22-Sep-25

Distance

0.87km
RS = Recent sale

UN = Undisclosed Sale

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