

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

4 Kleine Street, Noble Park Vic 3174

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$808,000

Property Type House

Suburb Noble Park

Period - From 01/01/2025

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 | 171 Corrigan Rd NOBLE PARK 3174 | \$770,000 | 27/03/2025 |
| 2 | 6 Broadoak St NOBLE PARK 3174 | \$765,000 | 21/03/2025 |
| 3 | 38 Kuringgai Cr NOBLE PARK 3174 | \$785,000 | 10/03/2025 |

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:

07/04/2025 10:49

4 Kleine Street, Noble Park Vic 3174

McGrath

Cherie Sun

03 9889 8800

0450 856 663

cheriesun@mcgrath.com.au

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

March quarter 2025: \$808,000



3 2 5

Property Type: House

Land Size: 720 sqm approx

Agent Comments

Comparable Properties



171 Corrigan Rd NOBLE PARK 3174 (REI)

Agent Comments

3 1 2

Price: \$770,000

Method: Private Sale

Date: 27/03/2025

Property Type: House

Land Size: 586 sqm approx



6 Broadoak St NOBLE PARK 3174 (REI)

Agent Comments

3 1 2

Price: \$765,000

Method: Private Sale

Date: 21/03/2025

Property Type: House

Land Size: 588 sqm approx



38 Kurringgai Cr NOBLE PARK 3174 (REI)

Agent Comments

3 2 3

Price: \$785,000

Method: Private Sale

Date: 10/03/2025

Property Type: House

Land Size: 538 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.