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

CONSUMER AFFAIRS VICTORIA

![McGrath]

Cherie Sun
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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)

🛏 **3**   🛁 **1**   🚗 **2**

Price: $770,000
Method: Private Sale
Date: 27/03/2025
Property Type: House
Land Size: 586 sqm approx

Agent Comments

6 Broadoak St NOBLE PARK 3174 (REI)

🛏 **3**   🛁 **1**   🚗 **2**

Price: $765,000
Method: Private Sale
Date: 21/03/2025
Property Type: House
Land Size: 588 sqm approx

Agent Comments

38 Kuringgai Cr NOBLE PARK 3174 (REI)

🛏 **3**   🛁 **2**   🚗 **3**

Price: $785,000
Method: Private Sale
Date: 10/03/2025
Property Type: House
Land Size: 538 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800