

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

47 EDITH 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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Noble Park

Period-from

01 Dec 2024

to

30 Nov 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

11 BANKSIA COURT NOBLE PARK VIC 3174	\$741,500	16-Aug-25
33 DUNBLANE ROAD NOBLE PARK VIC 3174	\$770,500	23-Jun-25
36 WALLARANO DRIVE NOBLE PARK VIC 3174	\$792,000	04-Jul-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: 04 December 2025


**11 BANKSIA COURT NOBLE PARK
VIC 3174**

Sold Price

\$741,500

Sold Date

16-Aug-25


Distance

1.53km

**33 DUNBLANE ROAD NOBLE PARK
VIC 3174**

Sold Price

\$770,500

Sold Date

23-Jun-25


Distance

1.69km

**36 WALLARANO DRIVE NOBLE
PARK VIC 3174**

Sold Price

\$792,000

Sold Date

04-Jul-25


Distance

1.32km
RS = Recent sale

UN = Undisclosed Sale

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