

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

5/16 NOCKOLDS CRESCENT 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

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

3/16 NOCKOLDS CRESCENT NOBLE PARK VIC 3174	\$390,000	30-Jan-25
13/20-24 NOBLE STREET NOBLE PARK VIC 3174	\$358,000	30-Jan-25
6/35-37 NOBLE STREET NOBLE PARK VIC 3174	\$380,000	26-Mar-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: 23 June 2025



**3/16 NOCKOLDS CRESCENT
NOBLE PARK VIC 3174**

2 1 -

Sold Price **\$390,000** Sold Date **30-Jan-25**

Distance **0km**



**13/20-24 NOBLE STREET NOBLE
PARK VIC 3174**

2 1 1

Sold Price **\$358,000** Sold Date **30-Jan-25**

Distance **1.51km**



**6/35-37 NOBLE STREET NOBLE
PARK VIC 3174**

2 1 1

Sold Price **\$380,000** Sold Date **26-Mar-25**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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