

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

5/186-188 CORRIGAN ROAD 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

\$550,000

&

\$605,000

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

18/186-188 CORRIGAN ROAD NOBLE PARK VIC 3174	\$580,000	27-Mar-25
2/1 PRIOR ROAD NOBLE PARK VIC 3174	\$550,000	17-Jun-25
1/1283 HEATHERTON ROAD NOBLE PARK VIC 3174	\$580,000	15-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: 25 June 2025



**18/186-188 CORRIGAN ROAD
NOBLE PARK VIC 3174**

 2  1  1

Sold Price **\$580,000** Sold Date **27-Mar-25**

Distance **0km**



**2/1 PRIOR ROAD NOBLE PARK VIC
3174**

 2  1  1

Sold Price ^{RS} **\$550,000** Sold Date **17-Jun-25**

Distance **0.37km**



**1/1283 HEATHERTON ROAD NOBLE
PARK VIC 3174**

 2  1  2

Sold Price **\$580,000** Sold Date **15-Mar-25**

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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