

## 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

9 DAVID STREET NOBLE PARK VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$638,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Apr 2024

to

31 Mar 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

1/32 STELLA AVENUE NOBLE PARK VIC 3174	\$638,000	30-Oct-24
1/15 SHEPRETH AVENUE NOBLE PARK VIC 3174	\$625,000	30-Dec-24
1/214 CORRIGAN ROAD NOBLE PARK VIC 3174	\$622,000	04-Nov-24

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: 09 April 2025



**1/32 STELLA AVENUE NOBLE  
PARK VIC 3174**

 3  1  1

Sold Price **\$638,000** Sold Date **30-Oct-24**

Distance **0.58km**



**1/15 SHEPRETH AVENUE NOBLE  
PARK VIC 3174**

 3  1  1

Sold Price **\$625,000** Sold Date **30-Dec-24**

Distance **0.98km**



**1/214 CORRIGAN ROAD NOBLE  
PARK VIC 3174**

 3  1  1

Sold Price **\$622,000** Sold Date **04-Nov-24**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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