

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

2-bedrooms, 2.5-bathrooms, plus a study, 1-car park 16.5sq of internal living
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

\$695,000

or range
between

&

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 RUTHERGLEN STREET NOBLE PARK VIC 3174	\$690,000	27-Mar-25
8 JASMINE DRIVE NOBLE PARK VIC 3174	\$680,000	23-Jan-25
3/3 BALDWIN AVENUE NOBLE PARK VIC 3174	\$700,105	09-Oct-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: 25 June 2025


**3/16 RUTHERGLEN STREET NOBLE
PARK VIC 3174**

Sold Price

^{RS} **\$690,000** Sold Date **27-Mar-25**
 2  2  1

 Distance **1.09km**

**8 JASMINE DRIVE NOBLE PARK
VIC 3174**

Sold Price

^{RS} **\$680,000** Sold Date **23-Jan-25**
 2  2  1

 Distance **1.4km**

**3/3 BALDWIN AVENUE NOBLE
PARK VIC 3174**

Sold Price

^{RS} **\$700,105** Sold Date **09-Oct-24**
 2  2  1

 Distance **0.67km**
RS = Recent sale

UN = Undisclosed Sale

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