

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

2/24 ALLAN 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

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Aug 2024

to

31 Jul 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

2/29 JOY PARADE NOBLE PARK VIC 3174	\$555,000	23-Feb-25
5/19 BRIGGS CRESCENT NOBLE PARK VIC 3174	\$570,000	01-Apr-25
12/68-70 CHANDLER ROAD NOBLE PARK VIC 3174	\$545,500	14-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 August 2025


**2/29 JOY PARADE NOBLE PARK
VIC 3174**

 2
  2
  1

Sold Price

\$555,000

Sold Date

23-Feb-25

Distance

0.29km

**5/19 BRIGGS CRESCENT NOBLE
PARK VIC 3174**

 2
  2
  1

Sold Price

\$570,000

Sold Date

01-Apr-25

Distance

0.85km

**12/68-70 CHANDLER ROAD NOBLE
PARK VIC 3174**

 2
  1
  1

Sold Price

^{RS} **\$545,500**

Sold Date

14-Jul-25

Distance

1.3km
RS = Recent sale

UN = Undisclosed Sale

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