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	2/114 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	$460,000	&	$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	Noble Park
Period-from	01 Nov 2024	to	31 Oct 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
3/27-29 NOBLE STREET NOBLE PARK VIC 3174	$460,000	01-Aug-25
2/47 BOWMORE ROAD NOBLE PARK VIC 3174	$500,000	23-Sep-25
2/41 LEONARD AVENUE NOBLE PARK VIC 3174	$480,000	19-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: 07 November 2025

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3/27-29 NOBLE STREET NOBLE PARK VIC 3174

2 1 1

Sold Price **$460,000** Sold Date **01-Aug-25**

Distance **0.52km**

2/47 BOWMORE ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price **$500,000** Sold Date **23-Sep-25**

Distance **1.09km**

2/41 LEONARD AVENUE NOBLE PARK VIC 3174

2 1 1

Sold Price **$480,000** Sold Date **19-Jul-25**

Distance **1.12km**

RS = Recent sale **UN** = Undisclosed Sale

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