

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

13/16 NOBLE 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

\$330,000

&

\$363,000

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

3/13 ELLENDALE ROAD NOBLE PARK VIC 3174	\$330,000	03-Nov-25
9/48A NOBLE STREET NOBLE PARK VIC 3174	\$345,000	16-Jul-25
9/467 PRINCES HIGHWAY NOBLE PARK VIC 3174	\$360,000	07-Oct-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: 13 November 2025



3/13 ELLENDALE ROAD NOBLE PARK VIC 3174

 1
  1
  1

Sold Price

^{RS}
\$330,000

Sold Date

03-Nov-25

Distance

0.99km


9/48A NOBLE STREET NOBLE PARK VIC 3174

 2
  1
  1

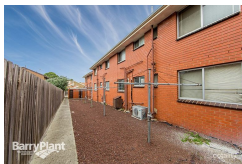
Sold Price

\$345,000

Sold Date

16-Jul-25

Distance

0.29km


9/467 PRINCES HIGHWAY NOBLE PARK VIC 3174

 2
  1
  2

Sold Price

\$360,000

Sold Date

07-Oct-25

Distance

1.59km
RS = Recent sale

UN = Undisclosed Sale

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