

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

1/26 JEFFERS 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

\$900,000

&

\$990,000

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

1/9 KINGSWOOD CRESCENT NOBLE PARK NORTH VIC 3174	\$905,000	24-Jul-25
1/138 CHANDLER ROAD NOBLE PARK VIC 3174	\$910,000	10-May-25
2/20 CRAIG STREET NOBLE PARK VIC 3174	\$940,000	11-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: 07 November 2025



1/9 KINGSWOOD CRESCENT NOBLE PARK NORTH VIC 3174

 4
  3
  1

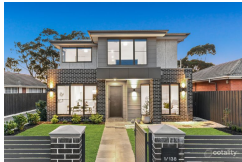
Sold Price

^{RS}
\$905,000

Sold Date

24-Jul-25

Distance

0.83km


1/138 CHANDLER ROAD NOBLE PARK VIC 3174

 4
  3
  2

Sold Price

\$910,000

Sold Date

10-May-25

Distance

1.29km


2/20 CRAIG STREET NOBLE PARK VIC 3174

 3
  2
  2

Sold Price

^{RS}
\$940,000

Sold Date

11-Oct-25

Distance

1.95km
RS = Recent sale

UN = Undisclosed Sale

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