

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

1/42 JOFFRE 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Other

Suburb

Noble Park

Period-from

01 Dec 2024

to

30 Nov 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

1/55A LEONARD AVENUE NOBLE PARK VIC 3174	\$715,000	16-Oct-25
3/38 MOODEMERE STREET NOBLE PARK VIC 3174	\$720,000	18-Jun-25
2/18 CRAWFORD AVENUE DANDENONG NORTH VIC 3175	\$735,000	17-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: 08 December 2025



**1/55A LEONARD AVENUE NOBLE
PARK VIC 3174**

 3  1  1

Sold Price

\$715,000

Sold Date

16-Oct-25

Distance

1.33km



**3/38 MOODEMERE STREET NOBLE
PARK VIC 3174**

 3  2  2

Sold Price

\$720,000

Sold Date

18-Jun-25

Distance

1.57km



**2/18 CRAWFORD AVENUE
DANDENONG NORTH VIC 3175**

 3  2  1

Sold Price

^{RS} **\$735,000**

Sold Date

17-Oct-25

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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