

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

\$880,000

&

\$968,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jan 2025

to

31 Dec 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

1/11 AMBRIE CRESCENT NOBLE PARK VIC 3174	\$880,000	15-Oct-25
2/20 CRAIG STREET NOBLE PARK VIC 3174	\$940,000	11-Oct-25
1/15 AMBRIE CRESCENT NOBLE PARK VIC 3174	\$950,000	10-Dec-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: 23 January 2026


**1/11 AMBRIE CRESCENT NOBLE
PARK VIC 3174**
 4  3  -

Sold Price

^{RS}
\$880,000

Sold Date

15-Oct-25

Distance

1.8km

**2/20 CRAIG STREET NOBLE PARK
VIC 3174**
 3  2  2

Sold Price

\$940,000

Sold Date

11-Oct-25

Distance

1.95km

**1/15 AMBRIE CRESCENT NOBLE
PARK VIC 3174**
 4  3  2

Sold Price

\$950,000

Sold Date

10-Dec-25

Distance

1.82km
RS = Recent sale

UN = Undisclosed Sale

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