

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
3A JENKINS 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 \$720,000 & \$792,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Noble Park
Period-from <input type="text"/> 01 Feb 2025	to <input type="text"/> 31 Jan 2026	Source <input type="text"/> 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
11 BANKSIA COURT NOBLE PARK VIC 3174	\$741,500	16-Aug-25
6 JACKSONS ROAD NOBLE PARK NORTH VIC 3174	\$762,000	03-Sep-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.

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**11 BANKSIA COURT NOBLE PARK
VIC 3174**

3 1 1

Sold Price

\$741,500 Sold Date **16-Aug-25**

Distance **0.54km**



**6 JACKSONS ROAD NOBLE PARK
NORTH VIC 3174**

3 1 1

Sold Price

\$762,000 Sold Date **03-Sep-25**

Distance **1.14km**

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

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