

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

215/58-59 DOUGLAS 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

\$96,000

&

\$105,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$568,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Feb 2025

to

31 Jan 2026

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

5/58-59 DOUGLAS STREET NOBLE PARK VIC 3174	\$97,000	12-Oct-25
3/58-59 DOUGLAS STREET NOBLE PARK VIC 3174	-	28-Aug-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: 10 February 2026



5/58-59 DOUGLAS STREET NOBLE Sold Price **\$97,000** Sold Date **12-Oct-25**
PARK VIC 3174

 1
  1
  3

Distance **0km**



3/58-59 DOUGLAS STREET NOBLE Sold Price - Sold Date **28-Aug-25**
PARK VIC 3174

 1
  1
  1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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