

## 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

11 BLAMEY STREET NOBLE PARK VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$830,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 90 GOODMAN DRIVE NOBLE PARK VIC 3174  | \$880,000 | 13-Dec-25 |
| 47 EDITH STREET NOBLE PARK VIC 3174   | \$886,600 | 20-Dec-25 |
| 265 CHANDLER ROAD NOBLE PARK VIC 3174 | \$863,000 | 13-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: 16 February 2026



**90 GOODMAN DRIVE NOBLE PARK VIC 3174** Sold Price **\$880,000** Sold Date **13-Dec-25**

 3  1  2

Distance **0.48km**



**47 EDITH STREET NOBLE PARK VIC 3174** Sold Price <sup>RS</sup> **\$886,600** Sold Date **20-Dec-25**

 3  1  1

Distance **0.65km**



**265 CHANDLER ROAD NOBLE PARK VIC 3174** Sold Price **\$863,000** Sold Date **13-Dec-25**

 3  1  3

Distance **0.68km**



**9 GOODMAN DRIVE NOBLE PARK VIC 3174** Sold Price **\$837,000** Sold Date **08-Sep-25**

 3  -  -

Distance **0.79km**



**19 EDITH STREET NOBLE PARK VIC 3174** Sold Price **\$880,000** Sold Date **15-Nov-25**

 3  1  1

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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