

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

8/16 NOBLE 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

\$330,000

&

\$363,000

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

3/16 NOBLE STREET NOBLE PARK VIC 3174	\$330,000	26-Nov-25
4/24 LEONARD AVENUE NOBLE PARK VIC 3174	\$350,000	12-Sep-25
9/467 PRINCES HIGHWAY NOBLE PARK VIC 3174	\$360,000	07-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: 18 February 2026



3/16 NOBLE STREET NOBLE PARK VIC 3174

Sold Price

^{RS}
\$330,000

Sold Date

26-Nov-25
 2

 2

 1

Distance

0km


4/24 LEONARD AVENUE NOBLE PARK VIC 3174

Sold Price

\$350,000

Sold Date

12-Sep-25
 2

 1

 1

Distance

0.21km


9/467 PRINCES HIGHWAY NOBLE PARK VIC 3174

Sold Price

\$360,000

Sold Date

07-Oct-25
 2

 1

 2

Distance

1.59km
RS = Recent sale

UN = Undisclosed Sale

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