

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

4 PAGE CLOSE 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

\$710,000

&

\$781,000

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

| | | |
|-------------------------------------|-----------|-----------|
| 1 CHANDLER ROAD NOBLE PARK VIC 3174 | \$781,000 | 11-Nov-25 |
| 4 SMITH STREET NOBLE PARK VIC 3174 | \$780,000 | 10-Oct-25 |
| 6 REARK AVENUE NOBLE PARK VIC 3174 | \$765,000 | 13-Feb-26 |

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 February 2026


**1 CHANDLER ROAD NOBLE PARK
VIC 3174**
 3  1  2

Sold Price

\$781,000

Sold Date

11-Nov-25

Distance

1.16km

**4 SMITH STREET NOBLE PARK VIC
3174**
 3  1  2

Sold Price

\$780,000

Sold Date

10-Oct-25

Distance

1.2km

**6 REARK AVENUE NOBLE PARK
VIC 3174**
 3  1  -

Sold Price

^{RS} **\$765,000**

Sold Date

13-Feb-26

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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