

## 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

2/6 WALL 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

\$670,000

&

\$737,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$568,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Mar 2025

to

28 Feb 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

1/7 RAYMOND STREET NOBLE PARK VIC 3174	\$728,000	25-Feb-26
1/8 BOWMORE ROAD NOBLE PARK VIC 3174	\$700,000	07-Sep-25
3/120-122 BUCKLEY STREET NOBLE PARK VIC 3174	\$685,000	27-Nov-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: 02 March 2026


**1/7 RAYMOND STREET NOBLE  
PARK VIC 3174**
 3  2  2

Sold Price

RS

**\$728,000**

Sold Date

**25-Feb-26**

Distance

**0.05km**

**1/8 BOWMORE ROAD NOBLE  
PARK VIC 3174**
 3  2  1

Sold Price

**\$700,000**

Sold Date

**07-Sep-25**

Distance

**1.21km**

**3/120-122 BUCKLEY STREET  
NOBLE PARK VIC 3174**
 3  2  1

Sold Price

**\$685,000**

Sold Date

**27-Nov-25**

Distance

**0.52km**

RS = Recent sale

UN = Undisclosed Sale

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