

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

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
1/5 JOFFRE STREET NOBLE PARK VIC 3174	\$739,000	05-Jan-26
2/22 GATCUM COURT NOBLE PARK VIC 3174	\$740,000	11-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: 31 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

1/5 JOFFRE STREET NOBLE PARK VIC 3174

 3
  2
  2

Sold Price

\$739,000

Sold Date

05-Jan-26

Distance

1.28km

2/22 GATCUM COURT NOBLE PARK VIC 3174

 3
  2
  1

Sold Price

\$740,000

Sold Date

11-Nov-25

Distance

1.36km
RS = Recent sale

UN = Undisclosed Sale

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