

## 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

4/28 ALFRED 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

\$660,000

&

\$726,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Apr 2025

to

31 Mar 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

2/18 CRAIG STREET NOBLE PARK VIC 3174	-	12-Mar-26
4/10 ALFRED STREET NOBLE PARK VIC 3174	\$746,000	19-Mar-26
2/25 KNOX STREET NOBLE PARK VIC 3174	\$670,000	07-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: 02 April 2026


**2/18 CRAIG STREET NOBLE PARK  
VIC 3174**
 3  2  1

Sold Price

<sup>RS</sup> - <sup>UN</sup>

 Sold Date **12-Mar-26**

 Distance **0.08km**

**4/10 ALFRED STREET NOBLE  
PARK VIC 3174**
 3  2  2

Sold Price

<sup>RS</sup> **\$746,000**

 Sold Date **19-Mar-26**

 Distance **0.17km**

**2/25 KNOX STREET NOBLE PARK  
VIC 3174**
 2  1  1

Sold Price

<sup>RS</sup> **\$670,000**

 Sold Date **07-Feb-26**

 Distance **0.23km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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