

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

3/42 FRENCH 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

\$610,000

&

\$630,000

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

3/144-146 CORRIGAN ROAD NOBLE PARK VIC 3174	\$615,000	21-Feb-26
2/174 BUCKLEY STREET NOBLE PARK VIC 3174	\$620,000	06-Jan-26
3/143 BUCKLEY STREET NOBLE PARK VIC 3174	\$630,000	14-Mar-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: 08 April 2026


**3/144-146 CORRIGAN ROAD
NOBLE PARK VIC 3174**
 2  1  1

Sold Price

^{RS}
\$615,000

Sold Date

21-Feb-26

Distance

1.57km

**2/174 BUCKLEY STREET NOBLE
PARK VIC 3174**
 2  1  2

Sold Price

^{RS} **\$620,000**

Sold Date

06-Jan-26

Distance

1.71km

**3/143 BUCKLEY STREET NOBLE
PARK VIC 3174**
 2  1  1

Sold Price

^{RS}
\$630,000

Sold Date

14-Mar-26

Distance

1.43km
RS = Recent sale
UN = Undisclosed Sale

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