

## 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

5/58-59 DOUGLAS 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

\$96,000

&

\$105,000

### 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

215/58-59 DOUGLAS STREET NOBLE PARK VIC 3174	-	10-Mar-26
3/58-59 DOUGLAS STREET NOBLE PARK VIC 3174	-	18-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: 15 April 2026


**215/58-59 DOUGLAS STREET  
NOBLE PARK VIC 3174**
 1
  1
  -

Sold Price

RS - UN

 Sold Date **10-Mar-26**

 Distance **0km**

**3/58-59 DOUGLAS STREET NOBLE  
PARK VIC 3174**
 1
  1
  1

Sold Price

 Sold Date **18-Mar-26**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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