

## 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

2/2 BARNETT GROVE 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

\$590,000

&

\$649,000

### 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

3/8 LARBERT ROAD NOBLE PARK VIC 3174	\$635,000	27-Jan-26
2/33 ALAMEIN STREET NOBLE PARK VIC 3174	\$610,000	20-Feb-26
3/144-146 CORRIGAN ROAD NOBLE PARK VIC 3174	\$615,000	21-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: 21 April 2026


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

Sold Price

<sup>RS</sup>
**\$635,000**

Sold Date

**27-Jan-26**

Distance

**0.58km**

**2/33 ALAMEIN STREET NOBLE  
PARK VIC 3174**
 2    1    1

Sold Price

**\$610,000**

Sold Date

**20-Feb-26**

Distance

**1.17km**

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

Sold Price

<sup>RS</sup>
**\$615,000**

Sold Date

**21-Feb-26**

Distance

**1.21km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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