

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

1/13 NITHSDALE ROAD 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

\$690,000

&

\$759,000

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

2/30-32 NOBLE STREET NOBLE PARK VIC 3174	\$715,000	31-Oct-25
1/14 ELLENDALE ROAD NOBLE PARK VIC 3174	\$729,500	14-Feb-26
1/31 DUNBLANE ROAD NOBLE PARK VIC 3174	\$750,000	02-Dec-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: 30 April 2026


**2/30-32 NOBLE STREET NOBLE
PARK VIC 3174**
 3  2  1

Sold Price

\$715,000

Sold Date

31-Oct-25

Distance

1.24km

**1/14 ELLENDALE ROAD NOBLE
PARK VIC 3174**
 3  2  1

Sold Price

^{RS} **\$729,500**

Sold Date

14-Feb-26

Distance

1.02km

**1/31 DUNBLANE ROAD NOBLE
PARK VIC 3174**
 3  2  2

Sold Price

\$750,000

Sold Date

02-Dec-25

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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