

## 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

2/9 RUTHERGLEN 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

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$598,000

Property type

Unit

Suburb

Noble Park

Period-from

01 May 2025

to

30 Apr 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

3/29 DUNBLANE ROAD NOBLE PARK VIC 3174	575000	18-Nov-25
3/144-146 CORRIGAN ROAD NOBLE PARK VIC 3174	615000	21-Feb-26
4/55 BUCKLEY STREET NOBLE PARK VIC 3174	560000	24-Nov-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: 14 May 2026



**3/29 DUNBLANE ROAD NOBLE  
PARK VIC 3174**

 3  1  1

Sold Price **575000** Sold Date **18-Nov-25**

Distance **1.99km**



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

 2  1  1

Sold Price **615000** Sold Date **21-Feb-26**

Distance **1.36km**



**4/55 BUCKLEY STREET NOBLE  
PARK VIC 3174**

 2  1  1

Sold Price **560000** Sold Date **24-Nov-25**

Distance **0.94km**



**2/4 EDEN COURT NOBLE PARK  
VIC 3174**

 2  1  1

Sold Price **580000** Sold Date **15-Nov-25**

Distance **1.26km**

RS = Recent sale      UN = Undisclosed Sale

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