

## 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

4/13 ATHOL ROAD 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

\$837,500

Property type

Other

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

2/3-5 DAVID STREET NOBLE PARK VIC 3174	\$630,000	18-Feb-26
5/120-122 BUCKLEY STREET NOBLE PARK VIC 3174	\$630,000	28-Feb-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: 25 May 2026



**2/3-5 DAVID STREET NOBLE PARK VIC 3174** Sold Price **\$630,000** Sold Date **18-Feb-26**

 2
  1
  1

Distance **0.96km**



**5/120-122 BUCKLEY STREET NOBLE PARK VIC 3174** Sold Price Sold Date **28-Feb-26**

 2
  2
  1

Distance **0.68km**



**3/143 BUCKLEY STREET NOBLE PARK VIC 3174** Sold Price Sold Date **14-Mar-26**

 2
  1
  1

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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