

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

3/17 STUART STREET 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jun 2025

to

31 May 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

5/21 STUART STREET NOBLE PARK VIC 3174	\$525,000	27-Apr-26
14/68-70 CHANDLER ROAD NOBLE PARK VIC 3174	\$545,000	18-May-26
4/17 KNOX STREET NOBLE PARK VIC 3174	\$530,000	07-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: 10 June 2026



5/21 STUART STREET NOBLE PARK VIC 3174 Sold Price

\$525,000 Sold Date **27-Apr-26**

 2  1  1

Distance **0.03km**

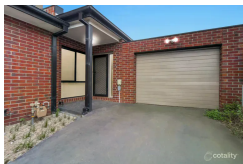


14/68-70 CHANDLER ROAD NOBLE PARK VIC 3174 Sold Price

^{RS} **\$545,000** Sold Date **18-May-26**

 2  1  1

Distance **0.79km**



4/17 KNOX STREET NOBLE PARK VIC 3174 Sold Price

\$530,000 Sold Date **07-Mar-26**

 2  1  1

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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