

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 JOHNSON 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

\$730,000

&

\$803,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$837,500

Property type

House

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

1 MICHAEL COURT NOBLE PARK VIC 3174	\$783,000	18-Feb-26
9 NAOMI COURT NOBLE PARK VIC 3174	\$790,000	25-Mar-26
8 ONSLOW COURT NOBLE PARK VIC 3174	\$803,000	27-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: 25 May 2026


**1 MICHAEL COURT NOBLE PARK
VIC 3174**
 3  1  2

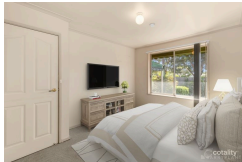
Sold Price

\$783,000

Sold Date

18-Feb-26

Distance

0.56km

**9 NAOMI COURT NOBLE PARK VIC
3174**
 3  2  1

Sold Price

^{RS} **\$790,000**

Sold Date

25-Mar-26

Distance

1.98km

**8 ONSLOW COURT NOBLE PARK
VIC 3174**
 3  1  2

Sold Price

\$803,000

Sold Date

27-Feb-26

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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