

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 JOY PARADE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jul 2025

to

30 Jun 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

1/18 JAMES STREET NOBLE PARK VIC 3174	\$645,000	28-Mar-26
18 STUART STREET NOBLE PARK VIC 3174	\$645,000	21-Mar-26
1/1057 HEATHERTON ROAD NOBLE PARK VIC 3174	\$658,500	20-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 July 2026


**1/18 JAMES STREET NOBLE PARK
VIC 3174**
 3  1  4

Sold Price

\$645,000

Sold Date

28-Mar-26

Distance

0.22km

**18 STUART STREET NOBLE PARK
VIC 3174**
 3  1  1

Sold Price

Sold Date

21-Mar-26

Distance

0.7km

**1/1057 HEATHERTON ROAD
NOBLE PARK VIC 3174**
 3  2  1

Sold Price

\$658,500

Sold Date

20-Mar-26

Distance

0.35km
RS = Recent sale

UN = Undisclosed Sale

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