

## 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

1/5 ROMSEY 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

\$750,000

&

\$825,000

### 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 1/72 DUNBLANE ROAD NOBLE PARK VIC 3174     | \$802,000 | 21-Mar-26 |
| 2/33 NOCKOLDS CRESCENT NOBLE PARK VIC 3174 | \$800,000 | 13-Jun-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: 27 July 2026


**1/72 DUNBLANE ROAD NOBLE  
PARK VIC 3174**

 4
  2
  2

Sold Price

<sup>RS</sup>
**\$802,000**

Sold Date

**21-Mar-26**

Distance

**1.36km**

**2/33 NOCKOLDS CRESCENT  
NOBLE PARK VIC 3174**

 4
  2
  2

Sold Price

<sup>RS</sup>
**\$800,000**

Sold Date

**13-Jun-26**

Distance

**1.64km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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