

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

1/16 NOCKOLDS CRESCENT 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

\$440,000

&

\$484,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Aug 2025

to

31 Jul 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

4/527 PRINCES HIGHWAY NOBLE PARK VIC 3174	\$462,000	16-Apr-26
5/48-50 CHANDLER ROAD NOBLE PARK VIC 3174	\$477,000	26-Mar-26
2/72 BUCKLEY STREET NOBLE PARK VIC 3174	\$480,000	13-Jul-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 August 2026


**4/527 PRINCES HIGHWAY NOBLE
PARK VIC 3174**
 2  1  1

Sold Price

\$462,000

Sold Date

16-Apr-26

Distance

0.51km

**5/48-50 CHANDLER ROAD NOBLE
PARK VIC 3174**
 2  1  1

Sold Price

\$477,000

Sold Date

26-Mar-26

Distance

1.75km

**2/72 BUCKLEY STREET NOBLE
PARK VIC 3174**
 2  1  1

Sold Price

^{RS} **\$480,000**

Sold Date

13-Jul-26

Distance

1.67km
RS = Recent sale

UN = Undisclosed Sale

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