

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

6 BUDGE 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

\$770,000

&

\$847,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Noble Park

Period-from

01 Sep 2025

to

31 Aug 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

6 KARAN COURT NOBLE PARK VIC 3174	\$790,000	25-Jul-26
149 CORRIGAN ROAD NOBLE PARK VIC 3174	\$816,000	20-Apr-26
6 HELEN COURT NOBLE PARK VIC 3174	\$825,000	12-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: 03 September 2026



6 KARAN COURT NOBLE PARK VIC 3174

Sold Price

^{RS}

\$790,000

Sold Date

25-Jul-26

 3

 1

 1

Distance

0.19km



149 CORRIGAN ROAD NOBLE PARK VIC 3174

Sold Price

\$816,000

Sold Date

20-Apr-26

 4

 1

 1

Distance

0.86km



6 HELEN COURT NOBLE PARK VIC 3174

Sold Price

\$825,000

Sold Date

12-Jun-26

 3

 1

 1

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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