

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

3/20 RAYMOND 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$842,000

Property type

Other

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

4/28 ALFRED STREET NOBLE PARK VIC 3174	\$720,000	21-Apr-26
5/1080 HEATHERTON ROAD NOBLE PARK VIC 3174	\$680,000	12-Apr-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: 10 September 2026



**4/28 ALFRED STREET NOBLE
PARK VIC 3174**

 2
  2
  1

Sold Price **\$720,000** Sold Date **21-Apr-26**

Distance **0.14km**



**5/1080 HEATHERTON ROAD
NOBLE PARK VIC 3174**

 2
  2
  1

Sold Price **\$680,000** Sold Date **12-Apr-26**

Distance **0.66km**

RS = Recent sale **UN** = Undisclosed Sale

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