

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

27 French Street, Noble Park Vic 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,150,000

Median sale price

Median price \$888,000

Property Type Vacant land

Suburb Noble Park

Period - From 14/05/2024

to

13/05/2025

Source

Property Data

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 six 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	9 Leonard Av NOBLE PARK 3174	\$1,190,000	13/03/2025
2			
3			

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 six months.~~

This Statement of Information was prepared on:

14/05/2025 12:56

27 French Street, Noble Park Vic 3174



Tori Liu
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Property Type: Land
Land Size: 1044 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,150,000
Median Land Price
14/05/2024 - 13/05/2025: \$888,000

Comparable Properties



9 Leonard Av NOBLE PARK 3174 (REI)

Agent Comments



Price: \$1,190,000
Method: Private Sale
Date: 13/03/2025
Property Type: Land
Land Size: 937 sqm approx

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 six months.

Account - Jellis Craig | P: 03 88498088



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