

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

2/19 DAVID 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

3/157 BUCKLEY STREET NOBLE PARK VIC 3174	\$600,000	09-Apr-25
1/102 BUCKLEY STREET NOBLE PARK VIC 3174	\$622,000	08-Apr-25
3/33 ELLENDALE ROAD NOBLE PARK VIC 3174	\$660,000	15-Apr-25

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 July 2025



**3/157 BUCKLEY STREET NOBLE
PARK VIC 3174**

3 1 1

Sold Price **\$600,000** Sold Date **09-Apr-25**

Distance **0.19km**



**1/102 BUCKLEY STREET NOBLE
PARK VIC 3174**

3 1 1

Sold Price **\$622,000** Sold Date **08-Apr-25**

Distance **0.69km**



**3/33 ELLENDALE ROAD NOBLE
PARK VIC 3174**

3 1 1

Sold Price **\$660,000** Sold Date **15-Apr-25**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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