

## STATEMENT OF INFORMATION

Single residential property located  
in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 5/28 Stella Avenue Noble Park VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$385,000 & \$415,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$540,000 \*House \*Unit X Suburb Noble Park  
Period - From July 2024 to June 2025 Source Realestate.com.au

### 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. 3/8 Stuart Street Noble Park	\$410,000	03/02/2025
2. 6/30 Vincent Crescent Noble Park	\$399,000	06/02/2025
3. 3/16 Nockolds Crescent Noble Park	\$390,000	12/02/2025

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.