

## 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

8 VINCENT CRESCENT NOBLE PARK VIC 3174

### Indicative selling price

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

Single Price

or range  
between

\$730,000

&

\$803,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jun 2024

to

31 May 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 JOAN COURT NOBLE PARK NORTH VIC 3174	\$780,000	26-Jan-25
21 ARNOLD STREET NOBLE PARK VIC 3174	\$750,000	06-Mar-25
6 EDEN AVENUE SPRINGVALE VIC 3171	\$800,000	20-Mar-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: 20 June 2025



## 3 JOAN COURT NOBLE PARK NORTH VIC 3174

 3  1  1

Sold Price **\$780,000** Sold Date **26-Jan-25**

Distance **1.27km**



## 21 ARNOLD STREET NOBLE PARK VIC 3174

 3  1  2

Sold Price **\$750,000** Sold Date **06-Mar-25**

Distance **1.43km**



## 6 EDEN AVENUE SPRINGVALE VIC 3171

 4  1  2

Sold Price **\$800,000** Sold Date **20-Mar-25**

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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