

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

5/15 HENRY 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

\$570,000

&

\$620,000

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

5/19 BRIGGS CRESCENT NOBLE PARK VIC 3174	\$570,000	01-Apr-25
4/19 FRENCH STREET NOBLE PARK VIC 3174	\$580,000	23-May-25
17 LARBERT ROAD NOBLE PARK VIC 3174	\$620,000	23-May-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.~~

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**5/19 BRIGGS CRESCENT NOBLE
PARK VIC 3174**

2 2 1

Sold Price **\$570,000** Sold Date **01-Apr-25**

Distance **0.9km**



**4/19 FRENCH STREET NOBLE
PARK VIC 3174**

2 2 1

Sold Price ^{RS} **\$580,000** Sold Date **23-May-25**

Distance **1.04km**



**17 LARBERT ROAD NOBLE PARK
VIC 3174**

2 2 1

Sold Price ^{RS} **\$620,000** Sold Date **23-May-25**

Distance **1.1km**

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

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