

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

4 YAGOONA AVENUE 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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

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

6 BROADOAK STREET NOBLE PARK VIC 3174	\$765,000	09-Mar-25
38 JACANA STREET NOBLE PARK VIC 3174	\$795,000	03-May-25
83 NOBLE STREET NOBLE PARK VIC 3174	\$800,000	12-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: 04 July 2025



6 BROADOAK STREET NOBLE PARK VIC 3174

3 1 2

Sold Price

\$765,000

Sold Date

09-Mar-25

Distance

0.81km



38 JACANA STREET NOBLE PARK VIC 3174

3 1 1

Sold Price

^{RS} **\$795,000**

Sold Date

03-May-25

Distance

1.78km



83 NOBLE STREET NOBLE PARK VIC 3174

3 1 3

Sold Price

\$800,000

Sold Date

12-Apr-25

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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