

## 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

17 JENNINGS STREET 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

\$745,000

&

\$815,000

### 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

14 THEODORE AVENUE NOBLE PARK VIC 3174	680000	01-May-25
73 CORRIGAN ROAD NOBLE PARK VIC 3174	752000	26-May-25
7 MATHER ROAD NOBLE PARK VIC 3174	800000	28-Jan-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: 02 July 2025



## 14 THEODORE AVENUE NOBLE PARK VIC 3174

3 1 1

Sold Price

<sup>RS</sup> **680000**

Sold Date

**01-May-25**

Distance

**0.95km**



## 73 CORRIGAN ROAD NOBLE PARK VIC 3174

3 1 1

Sold Price

<sup>RS</sup> **752000** <sup>UN</sup>

Sold Date

**26-May-25**

Distance

**0.84km**



## 7 MATHER ROAD NOBLE PARK VIC 3174

3 1 2

Sold Price

**800000**

Sold Date

**28-Jan-25**

Distance

**1.51km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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