

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

14/42 LIEGE 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

3/5 JOFFRE STREET NOBLE PARK VIC 3174	\$739,000	05-Jan-26
2/6 WALL STREET NOBLE PARK VIC 3174	\$710,000	10-Apr-26
3/108 BUCKLEY STREET NOBLE PARK VIC 3174	\$720,000	09-May-26

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: 25 June 2026



**3/5 JOFFRE STREET NOBLE PARK
VIC 3174**

Sold Price

\$739,000

Sold Date

05-Jan-26



3



2



2

Distance

0.32km



**2/6 WALL STREET NOBLE PARK
VIC 3174**

Sold Price

\$710,000

Sold Date

10-Apr-26



3



2



2

Distance

1.56km



**3/108 BUCKLEY STREET NOBLE
PARK VIC 3174**

Sold Price

^{RS} **\$720,000**

Sold Date

09-May-26



3



2



2

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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