

## 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

16 WALL STREET 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$839,000

Property type

House

Suburb

Noble Park

Period-from

01 Apr 2025

to

31 Mar 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

4 GREEN STREET NOBLE PARK VIC 3174	\$901,000	21-Feb-26
77 NOBLE STREET NOBLE PARK VIC 3174	\$910,000	23-Dec-25
145 BUCKLEY STREET NOBLE PARK VIC 3174	\$1,001,000	20-Dec-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: 22 April 2026



**4 GREEN STREET NOBLE PARK VIC 3174** Sold Price

<sup>RS</sup> **\$901,000** Sold Date **21-Feb-26**

 3  1  2

Distance **0.48km**



**77 NOBLE STREET NOBLE PARK VIC 3174** Sold Price

**\$910,000** Sold Date **23-Dec-25**

 3  -  -

Distance **0.71km**



**145 BUCKLEY STREET NOBLE PARK VIC 3174**

Sold Price

**\$1,001,000** Sold Date **20-Dec-25**

 3  1  2

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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