

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$837,500

Property type

House

Suburb

Noble Park

Period-from

01 May 2025

to

30 Apr 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

52 DAVID STREET NOBLE PARK VIC 3174	830000	20-Dec-25
5 BAMBRA COURT NOBLE PARK VIC 3174	850000	09-Jan-26
18 HARMONY COURT SPRINGVALE SOUTH VIC 3172	825000	31-Mar-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: 17 May 2026



**52 DAVID STREET NOBLE PARK
VIC 3174**

 3  1  1

Sold Price

830000

Sold Date **20-Dec-25**

Distance

1.2km



**5 BAMBRA COURT NOBLE PARK
VIC 3174**

 3  1  1

Sold Price

850000

Sold Date **09-Jan-26**

Distance

0.86km



**18 HARMONY COURT SPRINGVALE
SOUTH VIC 3172**

 3  2  2

Sold Price

825000

Sold Date **31-Mar-26**

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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