

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AoftheEstateAgents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/10 ELLT CRESCENT NOBLE PARK VIC 3174

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$860,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price

\$840,000

Property type

Other

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 arethe threepropertiessoldwithintwokilometresof theproperty 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

2/33 NOCKOLDS CRESCENT NOBLE PARK VIC 3174	\$800,000	13-Jun-26
3/16 JOY PARADE NOBLE PARK VIC 3174	\$869,000	10-Mar-26
1/2 NORRIS STREET NOBLE PARK VIC 3174	\$880,000	08-Jan-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: 30 June 2026