

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	3/144-146 Corrigan Road Noble Park, 3174
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

Range between	\$540,000 & \$590,000
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### Median sale price

Median price	\$550,000	Property Type	UNIT	Suburb	NOBLE PARK
Period - From	04-Feb-2025	to	03-Feb-2026	Source	REA

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>Address of comparable property</b>	<b>Price</b>	<b>Date of sale</b>
1	3/29 Dunblane Road, Noble Park, Vic 3174	\$575,000	25-Nov-2025
2	25/21-23 Kelvinside Road, Noble Park, Vic 3174	\$580,000	21-Nov-2025
3	1/6 Maxine Court, Noble Park, Vic 3174	\$599,000	23-Oct-2025

This statement of information was prepared on 03-Feb-2026 at 4:58:01 PM AEDT