

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

6 JESSIE 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

\$725,000

&

\$795,000

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

9 HENRY STREET NOBLE PARK VIC 3174	\$710,000	04-Nov-25
5 ALLIANCE STREET NOBLE PARK VIC 3174	\$755,000	23-Oct-25
12 MAXINE COURT NOBLE PARK VIC 3174	\$800,000	11-Nov-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: 20 April 2026



9 HENRY STREET NOBLE PARK VIC 3174 Sold Price

\$710,000 Sold Date **04-Nov-25**

 3  1  1

Distance **1.79km**



5 ALLIANCE STREET NOBLE PARK VIC 3174 Sold Price

\$755,000 Sold Date **23-Oct-25**

 3  1  -

Distance **0.25km**



12 MAXINE COURT NOBLE PARK VIC 3174 Sold Price

\$800,000 Sold Date **11-Nov-25**

 3  1  2

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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