

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

2/33 NOCKOLDS CRESCENT 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

\$825,000

&

\$855,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$839,000

Property type

Other

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

1/2 NORRIS STREET NOBLE PARK VIC 3174	\$880,000	08-Jan-26
2/23 DAVID STREET NOBLE PARK VIC 3174	\$870,000	09-Feb-26
3/5 LANGOLD COURT NOBLE PARK VIC 3174	\$805,000	30-Oct-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: 24 April 2026



**1/2 NORRIS STREET NOBLE PARK
VIC 3174**

Sold Price

^{RS}

\$880,000

Sold Date

08-Jan-26

 4  3  2

Distance

0km



**2/23 DAVID STREET NOBLE PARK
VIC 3174**

Sold Price

\$870,000

Sold Date

09-Feb-26

 4  2  2

Distance

0km



**3/5 LANGOLD COURT NOBLE
PARK VIC 3174**

Sold Price

\$805,000

Sold Date

30-Oct-25

 4  2  1

Distance

2.4km

RS = Recent sale

UN = Undisclosed Sale

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