

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

3/33 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

\$745,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Other

Suburb

Noble Park

Period-from

01 Jul 2025

to

30 Jun 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

1/7 RAYMOND STREET NOBLE PARK VIC 3174	\$728,000	12-Feb-26
43A CALLANDER ROAD NOBLE PARK VIC 3174	\$770,000	04-Jul-26
1/141 CORRIGAN ROAD NOBLE PARK VIC 3174	\$800,000	01-Jun-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: 22 July 2026



**1/7 RAYMOND STREET NOBLE
PARK VIC 3174**

3 2 2

Sold Price **\$728,000** Sold Date **12-Feb-26**

Distance **1.96km**



**43A CALLANDER ROAD NOBLE
PARK VIC 3174**

3 2 1

Sold Price ^{RS} **\$770,000** Sold Date **04-Jul-26**

Distance **0.8km**



**1/141 CORRIGAN ROAD NOBLE
PARK VIC 3174**

3 2 2

Sold Price **\$800,000** Sold Date **01-Jun-26**

Distance **1.64km**

RS = Recent sale **UN** = Undisclosed Sale

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