

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

1/33 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

\$845,000

&

\$885,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

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 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

3/16 JOY PARADE NOBLE PARK VIC 3174	\$869,000	10-Mar-26
2/23 DAVID STREET NOBLE PARK VIC 3174	\$870,000	09-Feb-26
2/57 BOWMORE ROAD NOBLE PARK VIC 3174	\$920,000	08-Mar-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 June 2026


**3/16 JOY PARADE NOBLE PARK
VIC 3174**
 4  2  -

Sold Price

\$869,000

Sold Date

10-Mar-26

Distance

1.5km

**2/23 DAVID STREET NOBLE PARK
VIC 3174**
 4  2  2

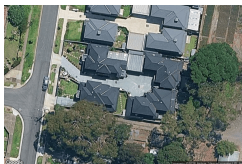
Sold Price

\$870,000

Sold Date

09-Feb-26

Distance

2.91km

**2/57 BOWMORE ROAD NOBLE
PARK VIC 3174**
 4  3  -

Sold Price

\$920,000

Sold Date

08-Mar-26

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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