

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

3/6 JASPER 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

\$625,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Aug 2025

to

31 Jul 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

5/31 DUNBLANE ROAD NOBLE PARK VIC 3174	\$620,000	16-May-26
1/54 NOBLE STREET NOBLE PARK VIC 3174	\$650,000	20-Jun-26
2/15 GATCUM COURT NOBLE PARK VIC 3174	\$680,000	05-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: 07 August 2026



5/31 DUNBLANE ROAD NOBLE PARK VIC 3174

 2
  1
  2

Sold Price **\$620,000** Sold Date **16-May-26**

Distance **0.67km**



1/54 NOBLE STREET NOBLE PARK VIC 3174

 2
  1
  2

Sold Price ^{RS} **\$650,000** Sold Date **20-Jun-26**

Distance **0.69km**



2/15 GATCUM COURT NOBLE PARK VIC 3174

 2
  1
  2

Sold Price **\$680,000** Sold Date **05-Mar-26**

Distance **0.88km**

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

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