

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

2/473 PRINCES HIGHWAY 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

\$480,000

&

\$520,000

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

2/527 PRINCES HIGHWAY NOBLE PARK VIC 3174	\$485,018	28-Mar-26
5/106-109 LIGHTWOOD ROAD NOBLE PARK VIC 3174	\$523,000	12-Feb-26
5/21 STUART STREET NOBLE PARK VIC 3174	\$525,000	27-Apr-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.~~

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2/527 PRINCES HIGHWAY NOBLE PARK VIC 3174

2 1 1

Sold Price **\$485,018** Sold Date **28-Mar-26**

Distance **0.62km**



5/106-109 LIGHTWOOD ROAD NOBLE PARK VIC 3174

2 1 1

Sold Price **\$523,000** Sold Date **12-Feb-26**

Distance **1.48km**



5/21 STUART STREET NOBLE PARK VIC 3174

2 1 1

Sold Price **\$525,000** Sold Date **27-Apr-26**

Distance **1.65km**

RS = Recent sale UN = Undisclosed Sale

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