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 | 1/25 Stuart Street, Noble Park, VIC 3174 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| | | | |
|---|---|---|---|
| Price Range | $700,000 | & | $770,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $615,500 | Property Type | Unit | Suburb | Noble Park (3174) |
| Period - From | 01/01/2026 | to | 30/06/2026 | Source | pricefinder |

## Comparable property sales

**A** These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|---|---|---|
| 1/13 JELLICOE STREET, NOBLE PARK VIC 3174 | $743,500 | 30/07/2026 |
| 2A STACKPOOLE STREET, NOBLE PARK VIC 3174 | $713,000 | 18/08/2026 |
| 2/3 JELLICOE STREET, NOBLE PARK VIC 3174 | $725,000 | 20/06/2026 |

This Statement of Information was prepared on: 14/09/2026