

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

4/33 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

\$725,000

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Other

Suburb

Noble Park

Period-from

01 Jan 2025

to

31 Dec 2025

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

2/30-32 NOBLE STREET NOBLE PARK VIC 3174	\$715,000	31-Oct-25
4/28 NOBLE STREET NOBLE PARK VIC 3174	\$761,000	17-May-25
1/3 OAK GROVE SPRINGVALE VIC 3171	\$807,000	20-Sep-25

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: 28 January 2026


2/30-32 NOBLE STREET NOBLE PARK VIC 3174
 3  2  1

Sold Price

\$715,000

Sold Date

31-Oct-25

Distance

1.78km

4/28 NOBLE STREET NOBLE PARK VIC 3174
 3  2  1

Sold Price

\$761,000

Sold Date

17-May-25

Distance

1.78km

1/3 OAK GROVE SPRINGVALE VIC 3171
 3  2  1

Sold Price

\$807,000

Sold Date

20-Sep-25

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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