

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

\$850,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

Other

Suburb

Noble Park

Period-from

01 Apr 2025

to

31 Mar 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

4/16 JOY PARADE NOBLE PARK VIC 3174	\$869,000	10-Mar-26
1/11 AMBRIE CRESCENT NOBLE PARK VIC 3174	\$880,000	15-Oct-25
2/20 CRAIG STREET NOBLE PARK VIC 3174	\$940,000	11-Oct-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: 01 April 2026


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

 Sold Price ^{RS} **\$869,000** ^{UN} Sold Date **10-Mar-26**

 Distance **1.48km**

**1/11 AMBRIE CRESCENT NOBLE
PARK VIC 3174**
 4  3  -

 Sold Price **\$880,000** Sold Date **15-Oct-25**

 Distance **0.16km**

**2/20 CRAIG STREET NOBLE PARK
VIC 3174**
 3  2  2

 Sold Price **\$940,000** Sold Date **11-Oct-25**

 Distance **2.12km**

RS = Recent sale

UN = Undisclosed Sale

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