

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

6 MURRAY CLOSE 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

\$785,000

&

\$859,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

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 SMITH STREET NOBLE PARK VIC 3174	\$780,000	10-Oct-25
22 LLEWELLYN COURT NOBLE PARK VIC 3174	\$850,000	22-Dec-25
57 ARNOLD STREET NOBLE PARK VIC 3174	\$810,000	01-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.~~

This Statement of Information was prepared on: 06 April 2026


4 SMITH STREET NOBLE PARK VIC 3174

Sold Price

\$780,000

Sold Date

10-Oct-25
 3
  1
  2

Distance

1.84km

22 LLEWELLYN COURT NOBLE PARK VIC 3174

Sold Price

\$850,000

Sold Date

22-Dec-25
 4
  2
  2

Distance

0.71km

57 ARNOLD STREET NOBLE PARK VIC 3174

Sold Price

^{RS} **\$810,000**

Sold Date

01-Apr-26
 4
  1
  2

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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