Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1-2/23 Henry Street Noble Park, 3174

Indicative selling price

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

Range between	$1,000,000 & $1,100,000

Median sale price

Median price	$830,000	Property Type	HOUSE	Suburb	NOBLE PARK
Period - From	02-Nov-2024	to	31-Oct-2025	Source	REA

Comparable property sales

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	15 Wallarano Drive, Noble Park, Vic 3174	$1,160,000	10-Feb-2025
2	22 Forster Street, Noble Park, Vic 3174	$1,115,000	12-Feb-2025
3	33 Nockolds Crescent, Noble Park, Vic 3174	$1,100,000	05-Oct-2025

This statement of information was prepared on 01-Dec-2025 at 11:41:16 AM AEDT