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	1/44 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	$825,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Noble Park
Period-from	01 Aug 2025	to	31 Jul 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
1/33 NOCKOLDS CRESCENT NOBLE PARK VIC 3174	$860,000	25-Jun-26
2/33 NOCKOLDS CRESCENT NOBLE PARK VIC 3174	$800,000	15-Jun-26
2/24 AMBRIE CRESCENT NOBLE PARK VIC 3174	$832,000	02-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.~~

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1/33 NOCKOLDS CRESCENT NOBLE PARK VIC 3174

4 2 2

Sold Price **$860,000** Sold Date **25-Jun-26**

Distance **0.1km**



2/33 NOCKOLDS CRESCENT NOBLE PARK VIC 3174

4 2 2

Sold Price **$800,000** Sold Date **15-Jun-26**

Distance **0.11km**



2/24 AMBRIE CRESCENT NOBLE PARK VIC 3174

4 2 2

Sold Price **$832,000** Sold Date **02-Sep-25**

Distance **0.22km**

RS = Recent sale **UN** = Undisclosed Sale

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