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	1/54 Noble Street, Noble Park VIC 3174

Indicative selling price

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

Range between $560,000 & $615,000

Median sale price

Median price $598,000 Property Type Unit Suburb Noble Park

Period - From 15/11/2025 to 14/05/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3/144-146 Corrigan Road Noble Park VIC 3174	$615,000	21/02/2026
2/10 Simpson Street Noble Park VIC 3174	$635,000	06/05/2026
2/9 Flinders Street Noble Park VIC 3174	$565,000	27/02/2026

This Statement of Information was prepared on: 15/05/2026