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	1/25 Knox Street, Noble Park VIC 3174

Indicative selling price

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

Range between $520,000 & $570,000

Median sale price

Median price $600,000 Property Type Unit Suburb Noble Park

Period - From 09/01/2026 to 08/07/2026 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
4/35-37 Athol Road Noble Park VIC 3174	$530,000	23/05/2026
5/10-12 Aenone Avenue Noble Park VIC 3174	$564,000	02/05/2026
2/28 Moodemere Street Noble Park VIC 3174	$587,500	25/05/2026

This Statement of Information was prepared on: 09/07/2026