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	40/473 PRINCES HIGHWAY 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	$299,000	&	$328,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$598,000	Property type	Unit	Suburb	Noble Park
Period-from	01 May 2025	to	30 Apr 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
24/473 PRINCES HIGHWAY NOBLE PARK VIC 3174	$310,000	06-Feb-26
313/51 BUCKLEY STREET NOBLE PARK VIC 3174	$319,000	05-Feb-26
11/16 NOBLE STREET NOBLE PARK VIC 3174	$330,000	22-Feb-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: 13 May 2026

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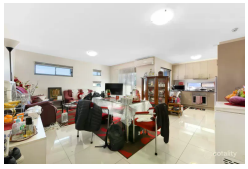
24/473 PRINCES HIGHWAY NOBLE PARK VIC 3174 Sold Price **$310,000** Sold Date **06-Feb-26**

2 1 1 Distance **0km**



313/51 BUCKLEY STREET NOBLE PARK VIC 3174 Sold Price **$319,000** Sold Date **05-Feb-26**

2 1 1 Distance **1.46km**



11/16 NOBLE STREET NOBLE PARK VIC 3174 Sold Price **$330,000** Sold Date **22-Feb-26**

2 1 1 Distance **1.61km**

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

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