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	1/19 Simon Avenue Noble Park, 3174

Indicative selling price

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

Range between	$600,000 & $660,000

Median sale price

Median price	$558,500	Property Type	UNIT	Suburb	NOBLE PARK
Period - From	08-Sep-2025	to	05-Sep-2026	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	1/25 Knox Street, Noble Park, Vic 3174	$620,000	08-Aug-2026
2	1/54 Noble Street, Noble Park, Vic 3174	$650,000	20-Jun-2026
3	3/6 Jasper Street, Noble Park, Vic 3174	$660,000	21-Aug-2026

This statement of information was prepared on 28-Sep-2026 at 1:33:50 PM AEST