

## 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

23 LIEGE AVENUE NOBLE PARK VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Noble Park

Period-from

01 Feb 2025

to

31 Jan 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

|  |           |           |
|--|-----------|-----------|
| 3/5 LANGOLD COURT NOBLE PARK VIC 3174  | \$805,000 | 30-Oct-25 |
| 1/21 JASPER STREET NOBLE PARK VIC 3174 | \$790,000 | 04-Oct-25 |
| 69 HARRISON DRIVE NOBLE PARK VIC 3174  | \$775,000 | 26-Oct-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.~~

This Statement of Information was prepared on: 27 February 2026

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**3/5 LANGOLD COURT NOBLE  
PARK VIC 3174**

 4  2  1

Sold Price

**\$805,000**

Sold Date **30-Oct-25**

Distance **0.25km**



**1/21 JASPER STREET NOBLE PARK  
VIC 3174**

 4  2  1

Sold Price

**\$790,000**

Sold Date **04-Oct-25**

Distance **1.53km**



**69 HARRISON DRIVE NOBLE PARK  
VIC 3174**

 4  2  2

Sold Price

**\$775,000**

Sold Date **26-Oct-25**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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