

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 1/5 Agnes St, 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 \$630,000 & \$693,000

Median sale price

Median price \$600,000 Property type UNITS Suburb Noble Park

Period - From 09/08/2025 to 09/02/2026 Source Pricefinder

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5/16-18 Allan St, Noble Park Vic 3174	\$615,000	24/12/2025
2/30-32 Noble St, Noble Park Vic 3174	\$715,000	31/10/2025
3/132 Corrigan Rd, Noble Park Vic 3174	\$760,000	12/10/2025

This Statement of Information was prepared on: 09/02/2026



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