

Statement of Information
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PAUL JONES REALTY

Property offered for sale

Address
Including suburb and
postcode

27 KNOX STREET
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

\$ 880,000

&

\$ 968,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$ 935,000

LAND

X

*Unit

Suburb

NOBLE PARK

Period - From

01/07/2024

to

30/06/2025

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.~~

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 six months.

This statement of information was prepared on: 11 August 2025