

## 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

10 & 12 LESLEY GROVE 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

\$1,700,000

&

\$1,840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Noble Park

Period-from

01 Aug 2024

to

31 Jul 2025

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

4 LARRY COURT NOBLE PARK VIC 3174	\$993,000	09-Mar-24
5 MYRTLE STREET NOBLE PARK VIC 3174	\$858,000	05-May-25
9 MAX COURT NOBLE PARK VIC 3174	\$900,000	24-May-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: 15 August 2025



**4 LARRY COURT NOBLE PARK VIC 3174** Sold Price **\$993,000** Sold Date **09-Mar-24**  
 Distance **0.44km**  
 3 2 2



**5 MYRTLE STREET NOBLE PARK VIC 3174** Sold Price **\$858,000** Sold Date **05-May-25**  
 Distance **0.46km**  
 3 1 1



**9 MAX COURT NOBLE PARK VIC 3174** Sold Price **\$900,000** Sold Date **24-May-25**  
 Distance **0.5km**  
 3 1 2



**997 HEATHERTON ROAD SPRINGVALE VIC 3171** Sold Price **\$905,000** Sold Date **24-Apr-25**  
 Distance **0.52km**  
 4 1 2



**26 SIMPSON STREET NOBLE PARK VIC 3174** Sold Price <sup>RS</sup> **\$988,000** Sold Date **12-Jul-25**  
 Distance **0.55km**  
 3 1 2



**5 KELDALE COURT NOBLE PARK VIC 3174** Sold Price **\$845,000** Sold Date **16-May-24**  
 Distance **0.59km**  
 3 2 4

RS = Recent sale      UN = Undisclosed Sale

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