

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

1/16 NOCKOLDS CRESCENT 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

\$410,000

&

\$451,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Aug 2025

to

31 Jul 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

1/990-992 HEATHERTON ROAD NOBLE PARK VIC 3174	\$418,000	14-Apr-26
10/41 ARDGOWER ROAD NOBLE PARK VIC 3174	\$450,000	18-Mar-26
4/41 ARDGOWER ROAD NOBLE PARK VIC 3174	\$450,000	16-Jun-26

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: 25 August 2026



**1/990-992 HEATHERTON ROAD
NOBLE PARK VIC 3174**

 3  1  1

Sold Price

\$418,000

Sold Date

14-Apr-26

Distance

1.34km



**10/41 ARDGOWER ROAD NOBLE
PARK VIC 3174**

 2  1  1

Sold Price

\$450,000

Sold Date

18-Mar-26

Distance

0.29km



**4/41 ARDGOWER ROAD NOBLE
PARK VIC 3174**

 2  1  -

Sold Price

Sold Date

16-Jun-26

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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