

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

2/1A AMBRIE 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

\$658,000

&

\$723,800

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

1/14 ELLENDALE ROAD NOBLE PARK VIC 3174	\$729,500	14-Feb-26
2/18 CRAIG STREET NOBLE PARK VIC 3174	\$745,000	17-Feb-26
2/3 JELLCOE STREET NOBLE PARK VIC 3174	\$725,000	20-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: 14 August 2026



1/14 ELLENDALE ROAD NOBLE PARK VIC 3174

3 2 1

Sold Price

\$729,500

Sold Date

14-Feb-26

Distance

1.25km



2/18 CRAIG STREET NOBLE PARK VIC 3174

3 2 1

Sold Price

\$745,000

Sold Date

17-Feb-26

Distance

1.93km



2/3 JELLCOE STREET NOBLE PARK VIC 3174

3 2 1

Sold Price

^{RS} **\$725,000**

Sold Date

20-Jun-26

Distance

2.1km

RS = Recent sale

UN = Undisclosed Sale

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