

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

2/2 BARNETT GROVE 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Apr 2025

to

31 Mar 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

2/25 KNOX STREET NOBLE PARK VIC 3174	\$670,000	07-Feb-26
8/33 FINTONIA ROAD NOBLE PARK VIC 3174	\$670,000	22-Nov-25
1/8 CLAUDIA STREET NOBLE PARK VIC 3174	\$640,000	24-Feb-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: 17 April 2026



**2/25 KNOX STREET NOBLE PARK
VIC 3174**

 2  1  1

Sold Price

\$670,000

Sold Date **07-Feb-26**

Distance **1.54km**



**8/33 FINTONIA ROAD NOBLE
PARK VIC 3174**

 2  1  1

Sold Price

Sold Date **22-Nov-25**

Distance **0.55km**



**1/8 CLAUDIA STREET NOBLE PARK
VIC 3174**

 2  1  4

Sold Price

\$640,000

Sold Date **24-Feb-26**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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