

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

2/20 RAYMOND 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

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

Other

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

4/16 JOY PARADE NOBLE PARK VIC 3174	\$869,000	10-Mar-26
3/16 JOY PARADE NOBLE PARK VIC 3174	\$869,000	10-Mar-26
1/26 JEFFERS STREET NOBLE PARK VIC 3174	\$855,000	06-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: 19 August 2026


**4/16 JOY PARADE NOBLE PARK
VIC 3174**
 -  -  -

Sold Price

\$869,000

Sold Date

10-Mar-26

Distance

0.56km

**3/16 JOY PARADE NOBLE PARK
VIC 3174**
 4  2  -

Sold Price

Sold Date

10-Mar-26

Distance

0.56km

**1/26 JEFFERS STREET NOBLE
PARK VIC 3174**
 3  3  2

Sold Price

\$855,000

Sold Date

06-Jun-26

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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