

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

2/473 PRINCES HIGHWAY 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jun 2025

to

31 May 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

5/21 STUART STREET NOBLE PARK VIC 3174	\$525,000	04-May-26
5/106-109 LIGHTWOOD ROAD NOBLE PARK VIC 3174	\$523,000	12-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: 04 June 2026

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5/21 STUART STREET NOBLE PARK VIC 3174 Sold Price

^{RS} **\$525,000** Sold Date **04-May-26**

 2  1  1

Distance **1.65km**



5/106-109 LIGHTWOOD ROAD NOBLE PARK VIC 3174 Sold Price

Sold Price **\$523,000** Sold Date **12-Feb-26**

 2  1  1

Distance **1.48km**

RS = Recent sale **UN** = Undisclosed Sale

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