

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

3/17 JOY PARADE 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jul 2025

to

30 Jun 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

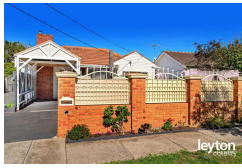
Date of sale

1/12 GEORGE STREET NOBLE PARK VIC 3174	\$665,000	30-Mar-26
14B NOBLE STREET NOBLE PARK VIC 3174	\$688,000	06-Jun-26
2/6 WALL STREET NOBLE PARK VIC 3174	\$710,000	10-Apr-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: 16 July 2026



1/12 GEORGE STREET NOBLE PARK VIC 3174 Sold Price

\$665,000 Sold Date **30-Mar-26**

 3  3  1

Distance **0.19km**



14B NOBLE STREET NOBLE PARK VIC 3174 Sold Price

^{RS} **\$688,000** Sold Date **06-Jun-26**

 3  3  2

Distance **0.43km**



2/6 WALL STREET NOBLE PARK VIC 3174 Sold Price

\$710,000 Sold Date **10-Apr-26**

 3  2  2

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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