

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

4/533 Princes Highway, Noble Park Vic 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

Noble Park

Period - From

01/01/2025

to

31/12/2025

Source

REIV

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 six 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	4/3 Larbert Rd NOBLE PARK 3174	\$650,000	19/03/2026
2	3/144-146 Corrigan Rd NOBLE PARK 3174	\$615,000	21/02/2026
3	3/8 Larbert Rd NOBLE PARK 3174	\$635,000	27/01/2026

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 six months.~~

This Statement of Information was prepared on:

19/03/2026 13:40



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
Year ending December 2025: \$595,000

Comparable Properties



4/3 Larbert Rd NOBLE PARK 3174 (REI)

Agent Comments

2 1 1

Price: \$650,000
Method: Private Sale
Date: 19/03/2026
Property Type: Townhouse (Single)



3/144-146 Corrigan Rd NOBLE PARK 3174 (REI)

Agent Comments

2 1 2

Price: \$615,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Unit



3/8 Larbert Rd NOBLE PARK 3174 (REI)

Agent Comments

2 1 3

Price: \$635,000
Method: Sold Before Auction
Date: 27/01/2026
Property Type: Unit
Land Size: 173 sqm approx