

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

5 Noble Avenue, Strathmore Vic 3041

Indicative selling price

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

Range between \$2,800,000

&

\$3,000,000

Median sale price

Median price \$1,480,000

Property Type House

Suburb Strathmore

Period - From 01/10/2025

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	6 Marco Polo St ESSENDON 3040	\$2,750,000	22/01/2026
2	74 Roberts St ESSENDON 3040	\$2,950,000	10/11/2025
3	29a Hillside Pde STRATHMORE 3041	\$2,900,000	16/10/2025

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 10:21



Property Type:
Divorce/Estate/Family Transfers
Land Size: 468 sqm approx
Agent Comments

Indicative Selling Price
\$2,800,000 - \$3,000,000
Median House Price
December quarter 2025: \$1,480,000

Comparable Properties



6 Marco Polo St ESSENDON 3040 (REI)

Agent Comments



Price: \$2,750,000
Method: Private Sale
Date: 22/01/2026
Property Type: House
Land Size: 396 sqm approx



74 Roberts St ESSENDON 3040 (REI/VG)

Agent Comments



Price: \$2,950,000
Method: Sold Before Auction
Date: 10/11/2025
Property Type: House (Res)
Land Size: 506 sqm approx



29a Hillside Pde STRATHMORE 3041 (REI/VG)

Agent Comments



Price: \$2,900,000
Method: Private Sale
Date: 16/10/2025
Property Type: House (Res)
Land Size: 372 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655