

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

3/13 MONS 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Nov 2024

to

31 Oct 2025

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

6 JASMINE DRIVE NOBLE PARK VIC 3174	\$680,000	12-Jun-25
1/8 BOWMORE ROAD NOBLE PARK VIC 3174	\$700,000	07-Sep-25
15 JASMINE DRIVE NOBLE PARK VIC 3174	\$710,500	25-Oct-25

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: 21 November 2025


**6 JASMINE DRIVE NOBLE PARK
VIC 3174**

 3
  2
  1

Sold Price

\$680,000

Sold Date

12-Jun-25

Distance

1.17km

**1/8 BOWMORE ROAD NOBLE
PARK VIC 3174**

 3
  2
  1

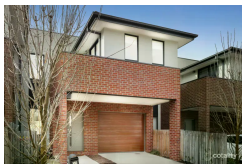
Sold Price

\$700,000

Sold Date

07-Sep-25

Distance

0.98km

**15 JASMINE DRIVE NOBLE PARK
VIC 3174**

 3
  2
  1

Sold Price

^{RS}
\$710,500

Sold Date

25-Oct-25

Distance

1.17km
RS = Recent sale

UN = Undisclosed Sale

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