

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

19 Vitis Avenue, Noble Park Vic 3174

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$620,000

Property Type Unit

Suburb Noble Park

Period - From 01/07/2025

to 30/06/2026

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	9 Lee St NOBLE PARK 3174	\$725,000	23/06/2026
2	22 Jeffers St NOBLE PARK 3174	\$720,000	06/06/2026
3	57 Arnold St NOBLE PARK 3174	\$810,000	30/03/2026

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:

28/08/2026 13:26



Property Type: House (Previously Occupied - Detached)
Land Size: 534 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median Unit Price
 Year ending June 2026: \$620,000

Comparable Properties



9 Lee St NOBLE PARK 3174 (VG)

Agent Comments



Price: \$725,000
Method: Sale
Date: 23/06/2026
Property Type: House (Res)
Land Size: 575 sqm approx



22 Jeffers St NOBLE PARK 3174 (VG)

Agent Comments



Price: \$720,000
Method: Sale
Date: 06/06/2026
Property Type: House (Res)
Land Size: 623 sqm approx



57 Arnold St NOBLE PARK 3174 (REI/VG)

Agent Comments



Price: \$810,000
Method: Sold Before Auction
Date: 30/03/2026
Property Type: House (Res)
Land Size: 557 sqm approx

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