

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 2 Mather Road, Noble Park, VIC 3174

Indicative selling price

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

Range between \$895,500 & \$984,500

Median sale price

Median price \$835,000 Property type HOUSE Suburb Noble Park

Period - From July 2024 to June 2025 Source Realestate.com.au

Comparable property sales

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. 1/138 Chandler Road, Noble Park, VIC 3174	\$910,000	10/05/2025
2. 1 Hay Court, Noble Park, VIC 3174	\$911,000	04/03/2025
3. 2A Newman Avenue, Noble Park, VIC 3174	\$900,000	25/02/2025

This Statement of Information was prepared on: 25/07/2025