

## 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

2/11 VINCENT CRESCENT NOBLE PARK VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$598,000

Property type

Unit

Suburb

Noble Park

Period-from

01 May 2025

to

30 Apr 2026

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

1/72 DUNBLANE ROAD NOBLE PARK VIC 3174	\$802,000	21-Mar-26
1/31 DUNBLANE ROAD NOBLE PARK VIC 3174	\$750,000	02-Dec-25
3/8 BOWMORE ROAD NOBLE PARK VIC 3174	\$710,000	11-Apr-26

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: 12 May 2026



**1/72 DUNBLANE ROAD NOBLE  
PARK VIC 3174**

 4  2  2

Sold Price <sup>RS</sup> **\$802,000** Sold Date **21-Mar-26**

Distance **0.16km**



**1/31 DUNBLANE ROAD NOBLE  
PARK VIC 3174**

 3  2  2

Sold Price **\$750,000** Sold Date **02-Dec-25**

Distance **0.22km**



**3/8 BOWMORE ROAD NOBLE  
PARK VIC 3174**

 3  2  2

Sold Price <sup>RS</sup> **\$710,000** Sold Date **11-Apr-26**

Distance **0.32km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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