

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 WIGSTONE STREET 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

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$839,000

Property type

House

Suburb

Noble Park

Period-from

01 Apr 2025

to

31 Mar 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

2 HOLLOWAY COURT NOBLE PARK VIC 3174	\$745,000	29-Nov-25
51 DUNBLANE ROAD NOBLE PARK VIC 3174	\$740,000	18-Oct-25
3 KILBY COURT NOBLE PARK VIC 3174	\$715,000	16-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: 13 April 2026


**2 HOLLOWAY COURT NOBLE
PARK VIC 3174**
 3  1  1

Sold Price

\$745,000

 Sold Date **29-Nov-25**

 Distance **0.99km**

**51 DUNBLANE ROAD NOBLE PARK
VIC 3174**
 3  1  2

Sold Price

\$740,000

 Sold Date **18-Oct-25**

 Distance **1.06km**

**3 KILBY COURT NOBLE PARK VIC
3174**
 3  1  1

Sold Price

\$715,000

 Sold Date **16-Oct-25**

 Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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