

## 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

23 PAMELA STREET NOBLE PARK VIC 3174

### Indicative selling price

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

Single Price

or range  
between

\$960,000

&

\$995,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Noble Park

Period-from

01 Aug 2024

to

31 Jul 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 39 WOOMERA AVENUE KEYSBOROUGH VIC 3173  | \$1,000,000 | 17-Jun-25 |
| 25 MOODEMERE STREET NOBLE PARK VIC 3174 | \$970,000   | 25-Jul-25 |
| 66 BUCKLEY STREET NOBLE PARK VIC 3174   | \$980,000   | 04-Mar-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: 23 August 2025

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**39 WOOMERA AVENUE  
KEYSBOROUGH VIC 3173**

 3  2  2

Sold Price **\$1,000,000** Sold Date **17-Jun-25**

Distance **1.19km**



**25 MOODEMERE STREET NOBLE  
PARK VIC 3174**

 3  1  1

Sold Price <sup>RS</sup> **\$970,000** <sup>UN</sup> Sold Date **25-Jul-25**

Distance **1.23km**



**66 BUCKLEY STREET NOBLE PARK  
VIC 3174**

 3  1  -

Sold Price **\$980,000** Sold Date **04-Mar-25**

Distance **1.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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