

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

1 DIWAI CLOSE NOBLE PARK NORTH 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

\$730,000

&

\$803,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Noble Park North

Period-from

01 Nov 2024

to

31 Oct 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

4 CHURCHILL COURT NOBLE PARK NORTH VIC 3174	\$735,000	22-Aug-25
30 JACKSONS ROAD NOBLE PARK NORTH VIC 3174	\$770,000	07-Aug-25
9 LOWER TERRACE CRESCENT NOBLE PARK NORTH VIC 3174	\$780,000	14-Jun-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: 25 November 2025



4 CHURCHILL COURT NOBLE PARK NORTH VIC 3174

 3
  1
  -

Sold Price **\$735,000** Sold Date **22-Aug-25**

Distance **0.11km**



30 JACKSONS ROAD NOBLE PARK NORTH VIC 3174

 3
  2
  1

Sold Price **\$770,000** Sold Date **07-Aug-25**

Distance **0.42km**



9 LOWER TERRACE CRESCENT NOBLE PARK NORTH VIC 3174

 3
  1
  3

Sold Price

\$780,000 Sold Date **14-Jun-25**

Distance **0.14km**



23 LOWER TERRACE CRESCENT NOBLE PARK NORTH VIC 3174

 3
  2
  1

Sold Price

\$800,000 Sold Date **19-Jun-25**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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