

## 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

13 PARRAMATTA CRESCENT 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

\$820,000

&

\$902,000

### 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 52 THEODORE AVENUE NOBLE PARK VIC 3174 | \$850,000 | 22-May-25 |
| 15 VERONICA COURT NOBLE PARK VIC 3174  | \$880,000 | 23-Jun-25 |
| 4 SUSSEX STREET NOBLE PARK VIC 3174    | \$902,000 | 28-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: 08 August 2025