

# 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 36 Titcher Road, Noble Park North, VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$700,000

&

\$750,000

### Median sale price

Median price

\$780,000

Property Type

House

Suburb

Noble Park North (3174)

Period - From

01/07/2024

to

30/06/2025

Source

pricefinder

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
8 TITCHER ROAD, NOBLE PARK NORTH VIC 3174	\$700,000	28/05/2025
2 TEMPLEWOOD AVENUE, NOBLE PARK NORTH VIC 3174	\$700,000	05/04/2025
20 REDINGTON DRIVE, NOBLE PARK NORTH VIC 3174	\$722,000	10/05/2025

This Statement of Information was prepared on: 16/07/2025