

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 4 Shiraz Court, Noble Park North Vic 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$825,000

Median sale price

Median price \$780,000 Property Type House Suburb Noble Park North

Period - From 01/04/2024 to 31/03/2025 Source REIV

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 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
1	16 Rainsford Dr NOBLE PARK NORTH 3174	\$785,000	31/03/2025
2	115 Blaxland Dr DANDENONG NORTH 3175	\$805,000	27/02/2025
3	62 Shelton Cr NOBLE PARK NORTH 3174	\$755,000	22/02/2025

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 six months.~~

This Statement of Information was prepared on: 23/06/2025 14:52



Property Type: House (Previously Occupied - Detached)
Land Size: 670 sqm approx
 Agent Comments

Indicative Selling Price
 \$750,000 - \$825,000
Median House Price
 Year ending March 2025: \$780,000

Comparable Properties



16 Rainsford Dr NOBLE PARK NORTH 3174 (VG)

Agent Comments



Price: \$785,000
Method: Sale
Date: 31/03/2025
Property Type: House (Res)
Land Size: 535 sqm approx



115 Blaxland Dr DANDENONG NORTH 3175 (VG)

Agent Comments



Price: \$805,000
Method: Sale
Date: 27/02/2025
Property Type: House (Res)
Land Size: 531 sqm approx

62 Shelton Cr NOBLE PARK NORTH 3174 (VG)

Agent Comments



Price: \$755,000
Method: Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 534 sqm approx

Account - Roger Davis Wheelers Hill | P: 03 95605000