

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 WATSON ROAD 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

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Noble Park North

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

16 RAINSFORD DRIVE NOBLE PARK NORTH VIC 3174	\$785,000	31-Mar-25
4 GALOS PLACE NOBLE PARK NORTH VIC 3174	\$780,000	04-May-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: 16 July 2025



16 RAINSFORD DRIVE NOBLE PARK NORTH VIC 3174

 3  1  1

Sold Price **\$785,000** Sold Date **31-Mar-25**

Distance **0.56km**



4 GALOS PLACE NOBLE PARK NORTH VIC 3174

 3  1  2

Sold Price **\$780,000** Sold Date **04-May-25**

Distance **1.03km**

RS = Recent sale UN = Undisclosed Sale

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