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	17 EBDEN STREET 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	$850,000	&	$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$785,000	Property type	House	Suburb	Noble Park North
Period-from	01 Dec 2024	to	30 Nov 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
8 HAMPSTEAD ROAD NOBLE PARK NORTH VIC 3174	$830,000	26-Sep-25
7 SMALE COURT NOBLE PARK NORTH VIC 3174	$820,000	09-Oct-25
50 ABERDEEN DRIVE DANDENONG NORTH VIC 3175	$890,000	17-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.~~

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8 HAMPSTEAD ROAD NOBLE PARK NORTH VIC 3174

4 1 2

Sold Price **$830,000** Sold Date **26-Sep-25**

Distance **0.27km**



7 SMALE COURT NOBLE PARK NORTH VIC 3174

4 2 1

Sold Price **$820,000** Sold Date **09-Oct-25**

Distance **0.3km**



50 ABERDEEN DRIVE DANDENONG NORTH VIC 3175

5 2 2

Sold Price **$890,000** Sold Date **17-Jun-25**

Distance **0.68km**

RS = Recent sale **UN** = Undisclosed Sale

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