

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

6 PATCHING AVENUE NOBLE PARK 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Noble Park

Period-from

01 Jan 2025

to

31 Dec 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

3 KILBY COURT NOBLE PARK VIC 3174	\$715,000	16-Oct-25
8 PARK ROAD NOBLE PARK VIC 3174	\$700,000	10-Sep-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 January 2026



**3 KILBY COURT NOBLE PARK VIC
3174**

Sold Price

\$715,000

Sold Date

16-Oct-25

 3

 1

 1

Distance

1.63km



**8 PARK ROAD NOBLE PARK VIC
3174**

Sold Price

\$700,000

Sold Date

10-Sep-25

 3

 1

 2

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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