

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 <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Noble Park
Period-from <input type="text"/> 01 Jan 2025	to <input type="text"/> 31 Dec 2025	Source <input type="text"/> 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.

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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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