

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

38 GATCUM COURT 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Noble Park

Period-from

01 Mar 2025

to

28 Feb 2026

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

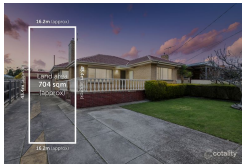
Date of sale

12 CAMELLIA AVENUE NOBLE PARK NORTH VIC 3174	\$951,000	20-Sep-25
19 PAMELA STREET NOBLE PARK VIC 3174	\$1,020,000	26-Nov-25
11 STELLA AVENUE NOBLE PARK VIC 3174	\$1,030,000	17-Dec-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: 10 March 2026


**12 CAMELLIA AVENUE NOBLE
PARK NORTH VIC 3174**

 4
  1
  3

Sold Price

\$951,000

Sold Date **20-Sep-25**

Distance

0.6km

**19 PAMELA STREET NOBLE PARK
VIC 3174**

 4
  2
  4

Sold Price

^{RS} **\$1,020,000**

Sold Date **26-Nov-25**

Distance

1.28km

**11 STELLA AVENUE NOBLE PARK
VIC 3174**

 3
  1
  1

Sold Price

^{RS} **\$1,030,000**

Sold Date **17-Dec-25**

Distance

1.39km
RS = Recent sale

UN = Undisclosed Sale

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