

## 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

41 TIMBERGLADE DRIVE NOBLE PARK NORTH VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$820,000

&

\$902,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Noble Park North

Period-from

01 Apr 2025

to

31 Mar 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

2 KIALLA COURT NOBLE PARK NORTH VIC 3174	\$856,000	13-Oct-25
54 KERNOT CRESCENT NOBLE PARK NORTH VIC 3174	\$895,000	14-Mar-26
3 MCQUADE COURT NOBLE PARK NORTH VIC 3174	\$891,000	11-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: 07 April 2026


**2 KIALLA COURT NOBLE PARK  
NORTH VIC 3174**
 3  2  2

 Sold Price **\$856,000** Sold Date **13-Oct-25**

 Distance **0.21km**

**54 KERNOT CRESCENT NOBLE  
PARK NORTH VIC 3174**
 4  2  1

 Sold Price <sup>RS</sup> **\$895,000** Sold Date **14-Mar-26**

 Distance **0.27km**

**3 MCQUADE COURT NOBLE PARK  
NORTH VIC 3174**
 3  2  3

 Sold Price **\$891,000** Sold Date **11-Dec-25**

 Distance **0.76km**

**7 MOSIG COURT NOBLE PARK  
NORTH VIC 3174**
 2  2  1

 Sold Price **\$940,500** Sold Date **24-Jan-26**

 Distance **0.78km**

**16 WREN DRIVE NOBLE PARK  
NORTH VIC 3174**
 3  2  2

 Sold Price <sup>RS</sup> **\$965,000** Sold Date **23-Mar-26**

 Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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