

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

8 WHITEHAVEN CRESCENT 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

\$740,000

&

\$814,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$812,500

Property type

House

Suburb

Noble Park North

Period-from

01 May 2025

to

30 Apr 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

5 TIMBERGLADE DRIVE NOBLE PARK NORTH VIC 3174	\$775,000	07-May-26
8 CHURCHILL COURT NOBLE PARK NORTH VIC 3174	\$765,000	04-May-26
26 KERNOT CRESCENT NOBLE PARK NORTH VIC 3174	\$810,000	19-Mar-26

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: 28 May 2026


**5 TIMBERGLADE DRIVE NOBLE
PARK NORTH VIC 3174**

Sold Price

RS

\$775,000

 Sold Date **07-May-26**
 3  1  1

 Distance **0.87km**

**8 CHURCHILL COURT NOBLE PARK
NORTH VIC 3174**

Sold Price

RS

\$765,000

 Sold Date **04-May-26**
 3  2  2

 Distance **0.95km**

**26 KERNOT CRESCENT NOBLE
PARK NORTH VIC 3174**

Sold Price

\$810,000

 Sold Date **19-Mar-26**
 3  2  2

 Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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