

## 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

\$780,000

&

\$858,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$812,500

Property type

House

Suburb

Noble Park North

Period-from

01 Jun 2025

to

31 May 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
1 DIWAI CLOSE NOBLE PARK NORTH VIC 3174	\$830,000	30-Jan-26
6 JUSTIN DRIVE NOBLE PARK NORTH VIC 3174	\$836,000	07-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: 02 June 2026


**5 TIMBERGLADE DRIVE NOBLE PARK NORTH VIC 3174**
 3  1  1

Sold Price

RS

**\$775,000**

 Sold Date **07-May-26**

 Distance **0.31km**

**1 DIWAI CLOSE NOBLE PARK NORTH VIC 3174**
 2  2  1

Sold Price

**\$830,000**

 Sold Date **30-Jan-26**

 Distance **0.22km**

**6 JUSTIN DRIVE NOBLE PARK NORTH VIC 3174**
 3  1  1

Sold Price

**\$836,000**

 Sold Date **07-Mar-26**

 Distance **0.31km**

**23 EAGLE DRIVE NOBLE PARK NORTH VIC 3174**
 3  1  1

Sold Price

**\$850,000**

 Sold Date **30-Mar-26**

 Distance **0.87km**

**1 FACEY COURT NOBLE PARK NORTH VIC 3174**
 3  1  1

Sold Price

**\$838,500**

 Sold Date **10-Apr-26**

 Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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