

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

4 KATRINA COURT 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,001

Property type

House

Suburb

Noble Park North

Period-from

01 Sep 2025

to

31 Aug 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

13 HAMPSTEAD ROAD NOBLE PARK NORTH VIC 3174	\$928,000	05-Aug-26
54 KERNOT CRESCENT NOBLE PARK NORTH VIC 3174	\$895,000	14-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: 10 September 2026


**13 HAMPSTEAD ROAD NOBLE
PARK NORTH VIC 3174**

 4
  2
  2

Sold Price

RS

\$928,000

Sold Date

05-Aug-26

Distance

1.74km

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

 4
  2
  1

Sold Price

\$895,000

Sold Date

14-Mar-26

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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