

## 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

22 MARSHAM STREET 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

\$1,100,000

&

\$1,210,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Noble Park North

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

113 OAKWOOD AVENUE NOBLE PARK NORTH VIC 3174	\$1,200,000	19-Jun-25
6 INGLEBRAE COURT NOBLE PARK NORTH VIC 3174	\$1,200,000	17-May-25
41 WATSON ROAD NOBLE PARK NORTH VIC 3174	\$1,100,000	05-Mar-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 July 2025



## 113 OAKWOOD AVENUE NOBLE PARK NORTH VIC 3174

4 2 1

Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **19-Jun-25**

Distance **0.72km**

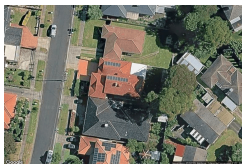


## 6 INGLEBRAE COURT NOBLE PARK NORTH VIC 3174

4 2 1

Sold Price Sold Date **17-May-25**

Distance **1.44km**



## 41 WATSON ROAD NOBLE PARK NORTH VIC 3174

4 3 4

Sold Price **\$1,100,000** Sold Date **05-Mar-25**

Distance **1.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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