

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Noble Park North

Period-from

01 Jul 2024

to

30 Jun 2025

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

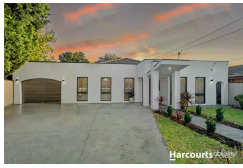
Date of sale

6 INGLEBRAE COURT NOBLE PARK NORTH VIC 3174	1200000	17-May-25
113 OAKWOOD AVENUE NOBLE PARK NORTH VIC 3174	1200000	19-Jun-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: 31 July 2025



**6 INGLEBRAE COURT NOBLE PARK
NORTH VIC 3174**

 4  2  1

^{RS} **1200000** Sold Date **17-May-25**

Distance **1.44km**



**113 OAKWOOD AVENUE NOBLE
PARK NORTH VIC 3174**

 4  2  1

Sold Price

Sold Date **19-Jun-25**

Distance **0.72km**

RS = Recent sale **UN** = Undisclosed Sale

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