McGrath

PROPERTY PRICE STATEMENT

4 PATCHING AVENUE, NOBLE PARK, VIC 3174

PREPARED BY IVY HO, MCGRATH KEYSBOROUGH, PHONE: 0422889999

McGrath

PROPERTY PRICE STATEMENT

Section 47AF of the Estate Agents Act 1980

4 PATCHING AVENUE, NOBLE PARK, VIC

4 | 1 | 2

Indicative Selling Price

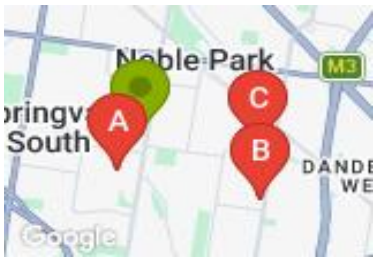
For the meaning of this price see consumer.vic.au/underquoting

Single Price: **$830,000**

Provided by: Ivy Ho, McGrath Keysborough

Seller's Reserve Price: **$830,000**

MEDIAN SALE PRICE



NOBLE PARK, VIC, 3174

Suburb Median Sale Price (House)

$825,000

01 October 2025 to 30 September 2026

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

31 WALNUT CRES, NOBLE PARK, VIC 3174

3 | 1 | 2

Sale Price

$770,000

Sale Date: 11/04/2026

Distance from Property: 558m (A)

4 JOHNSON ST, NOBLE PARK, VIC 3174

3 | 1 | 1

Sale Price

***$755,000**

Sale Date: 17/07/2026

Distance from Property: 1.8km (B)

13 ROCKFORD CRT, NOBLE PARK, VIC 3174

3 | 1 | 4

Sale Price

$750,000

Sale Date: 27/07/2026

Distance from Property: 1.5km (C)

This report has been compiled on 09/10/2026 by McGrath Keysborough. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared	09/10/2026

Property offered for sale

Address Including suburb and postcode	4 PATCHING AVENUE, NOBLE PARK, VIC 3174

Key features of the property

Building Type	**# of bedrooms**	**# of bathrooms**	**# of car spaces**	**Internal floor space (in m²)**	**Total land size (in m²)**
HOUSE	4	1	2	114m²	540m²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price	$830,000		
or			
Range between	$	&	$

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price	$830,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price	$825,000	Property type	HOUSE	Suburb	NOBLE PARK
Period: from	01/10/2025	to	30/09/2026	Source	pricefinder

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
31 WALNUT CRES, NOBLE PARK, VIC 3174	$770,000	11/04/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
HOUSE	3	1	2		574m²

Comparable property 2

Address	Sale price	Date of sale
4 JOHNSON ST, NOBLE PARK, VIC 3174	*$755,000	17/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
HOUSE	3	1	1		605m²

Comparable property 3

Address	Sale price	Date of sale
13 ROCKFORD CRT, NOBLE PARK, VIC 3174	$750,000	27/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
HOUSE	3	1	4		637m²

Reason there are fewer than three comparable properties

☐ **I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.**

Explain the reason the agent or agent's representative believes that fewer than three comparable properties were sold

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	
Unconditional sale date	