Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	44 TITCHER ROAD 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	$780,000	&	$858,000

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 five kilometres of the property for sale in the last 18 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
41 TIMBERGLADE DRIVE NOBLE PARK NORTH VIC 3174	$841,000	31-Jul-26
22 SAMARIA STREET DANDENONG NORTH VIC 3175	$845,000	04-Sep-26
29 ABERDEEN DRIVE DANDENONG NORTH VIC 3175	$770,000	08-Aug-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 30 September 2026

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41 TIMBERGLADE DRIVE NOBLE PARK NORTH VIC 3174

4 2 2

Sold Price RS $841,000 Sold Date 31-Jul-26

Distance 1.15km

22 SAMARIA STREET DANDENONG NORTH VIC 3175

4 2 2

Sold Price RS $845,000 Sold Date 04-Sep-26

Distance 0.78km

29 ABERDEEN DRIVE DANDENONG NORTH VIC 3175

4 2 2

Sold Price RS $770,000 Sold Date 08-Aug-26

Distance 0.78km

8 WHITEHAVEN CRESCENT NOBLE PARK NORTH VIC 3174

4 1 1

Sold Price $815,001 Sold Date 22-Jun-26

Distance 1.92km

6 REGENCY STREET DANDENONG NORTH VIC 3175

3 2 1

Sold Price RS $794,000 Sold Date 03-Sep-26

Distance 0.62km

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

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