

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2 Elmhurst Street Noble Park North, 3174
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Indicative selling price

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

Range between	\$720,000 & \$790,000
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Median sale price

Median price	\$775,000	Property Type	HOUSE	Suburb	NOBLE PARK NORTH
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Period - From	19-Sep-2025	to	16-Sep-2026	Source	REA
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Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	3 Templewood Avenue, Noble Park North, Vic 3174	\$773,000	31-Aug-2026
2	5 Timberglade Drive, Noble Park North, Vic 3174	\$775,000	07-May-2026
3	26 Kernot Crescent, Noble Park North, Vic 3174	\$810,000	28-Mar-2026

This statement of information was prepared on 16-Sep-2026 at 3:08:12 PM AEST