

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

8 Titcher Road, Noble Park North VIC 3174

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$770,000

Property Type

House

Suburb

Noble Park North

Period - From

14/11/2024

to

13/05/2025

Source

core_logic

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
46 Kernot Crescent Noble Park North VIC 3174	\$653,000	05/04/2025
2 Templewood Avenue Noble Park North VIC 3174	\$700,000	05/04/2025
12 Julius Crescent Noble Park North VIC 3174	\$670,000	11/02/2025

This Statement of Information was prepared on:

14/05/2025