

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 ONSLOW COURT NOBLE PARK 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

\$770,000

&

\$847,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Noble Park

Period-from

01 Jan 2025

to

31 Dec 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 ROWLANDS AVENUE NOBLE PARK VIC 3174	\$900,000	21-Sep-25
8 PARK ROAD NOBLE PARK VIC 3174	\$700,000	10-Sep-25
9 NAOMI COURT NOBLE PARK VIC 3174	\$855,000	03-Nov-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: 29 January 2026


**6 ROWLANDS AVENUE NOBLE
PARK VIC 3174**
 3  2  1

 Sold Price **\$900,000** Sold Date **21-Sep-25**

 Distance **0.23km**

**8 PARK ROAD NOBLE PARK VIC
3174**
 3  1  2

 Sold Price **\$700,000** Sold Date **10-Sep-25**

 Distance **0.41km**

**9 NAOMI COURT NOBLE PARK VIC
3174**
 3  2  2

 Sold Price ^{RS} **\$855,000** Sold Date **03-Nov-25**

 Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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