

## 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 Dilley Close, Noble Park North, VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$1,180,000 & \$1,250,000

### Median sale price

Median price \$802,500 Property Type House Suburb Noble Park North (3174)

Period - From 01/10/2025 to 31/03/2026 Source pricefinder

### Comparable property sales

**A** This is one property 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
22 MARSHAM STREET, NOBLE PARK NORTH VIC 3174	\$1,205,000	11/11/2025

**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 six months.

This Statement of Information was prepared on: 08/04/2026