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	85 Shelton Crescent Noble Park North, 3174

Indicative selling price

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

Range between	$825,000 & $875,000

Median sale price

Median price	$830,000	Property Type	HOUSE	Suburb	NOBLE PARK
Period - From	15-Feb-2025	to	15-Jan-2026	Source	REA

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	10 Taro Place, Noble Park North, Vic 3174	$750,500	27-Jan-2026
2	308 Police Road, Noble Park North, Vic 3174	$845,000	29-Nov-2025
3	18 Bundamba Drive, Noble Park North, Vic 3174	$850,000	08-Nov-2025

This statement of information was prepared on 23-Mar-2026 at 4:55:13 PM AEDT