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	31 Walnut Crescent, Noble Park VIC 3174

Indicative selling price

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

Range between $690,000 & $740,000

Median sale price

Median price $835,000 Property Type House Suburb Noble Park

Period - From 30/09/2025 to 29/03/2026 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 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
6 Patching Avenue Noble Park VIC 3174	$750,500	14/02/2026
3 Kilby Court Noble Park VIC 3174	$715,000	16/10/2025
1017 Heatherton Road Noble Park VIC 3174	$750,000	11/10/2025

This Statement of Information was prepared on: 30/03/2026