

A bright yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred residential street with trees and buildings. A yellow rectangular box in the top right corner contains the text 'RayWhite.'

**RayWhite.**

**Statement  
of  
information**

8 INGLEWOOD AVENUE, NOBLE PARK NORTH, VIC 3174  
PREPARED BY ALAN TRAN, RAY WHITE NOBLE PARK | SPRINGVALE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 8 INGLEWOOD AVENUE, NOBLE PARK

3 2 4

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Single Price: **\$850,000**

Provided by: Alan Tran, Ray White Noble Park | Springvale

## MEDIAN SALE PRICE



## NOBLE PARK NORTH, VIC, 3174

Suburb Median Sale Price (House)

**\$805,000**

01 April 2025 to 31 March 2026

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



## 1 DIWAI CL, NOBLE PARK NORTH, VIC 3174

3 2 2

Sale Price

**\$830,000**

Sale Date: 30/01/2026

Distance from Property: 1.2km



## 26 KERNOT CRES, NOBLE PARK NORTH, VIC

3 2 2

Sale Price

**\*\$810,000**

Sale Date: 28/03/2026

Distance from Property: 724m



# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

8 INGLEWOOD AVENUE, 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)

Single Price:

\$850,000

### Median sale price

Median price

\$805,000

Property type

House

Suburb

NOBLE PARK  
NORTH

Period

01 April 2025 to 31 March 2026

Source

 pricfinder

### Comparable property sales

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.

#### Address of comparable property

#### Price

#### Date of sale

1 DIWAI CL, NOBLE PARK NORTH, VIC 3174	\$830,000	30/01/2026
26 KERNOT CRES, NOBLE PARK NORTH, VIC 3174	*\$810,000	28/03/2026

This Statement of Information was prepared on:

02/04/2026