

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

12 TEMPLEWOOD AVENUE NOBLE PARK NORTH 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

\$760,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Noble Park North

Period-from

01 Apr 2025

to

31 Mar 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 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

85 HEYINGTON CRESCENT NOBLE PARK NORTH VIC 3174	\$810,000	16-Mar-26
6 JUSTIN DRIVE NOBLE PARK NORTH VIC 3174	\$836,000	07-Mar-26
20 EAGLE DRIVE NOBLE PARK NORTH VIC 3174	\$805,000	31-Jan-26

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: 10 April 2026


85 HEYINGTON CRESCENT NOBLE PARK NORTH VIC 3174

Sold Price

^{RS}
\$810,000

Sold Date

16-Mar-26
 3
  1
  2

Distance

0.73km

6 JUSTIN DRIVE NOBLE PARK NORTH VIC 3174

Sold Price

^{RS}
\$836,000

Sold Date

07-Mar-26
 3
  1
  1

Distance

0.66km

20 EAGLE DRIVE NOBLE PARK NORTH VIC 3174

Sold Price

\$805,000

Sold Date

31-Jan-26
 3
  1
  -

Distance

0.6km
RS = Recent sale

UN = Undisclosed Sale

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