

## 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

14 NAOMI COURT NOBLE PARK VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$780,000

&

\$858,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Noble Park

Period-from

01 Feb 2025

to

31 Jan 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

9 NAOMI COURT NOBLE PARK VIC 3174	\$855,000	03-Nov-25
21 JENNINGS STREET NOBLE PARK VIC 3174	\$830,000	23-Oct-25
13 MARK COURT NOBLE PARK VIC 3174	\$850,000	06-Dec-25

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: 07 February 2026


**9 NAOMI COURT NOBLE PARK VIC 3174**

Sold Price

<sup>RS</sup>
**\$855,000**

Sold Date

**03-Nov-25**
 3
  2
  2

Distance

**0.05km**

**21 JENNINGS STREET NOBLE PARK VIC 3174**

Sold Price

**\$830,000**

Sold Date

**23-Oct-25**
 3
  1
  3

Distance

**1.43km**

**13 MARK COURT NOBLE PARK VIC 3174**

Sold Price

<sup>RS</sup>
**\$850,000**

Sold Date

**06-Dec-25**
 3
  1
  2

Distance

**1.3km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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