

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

1 FACEY COURT 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Noble Park North

Period-from

01 Mar 2025

to

28 Feb 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

1 DIWAI CLOSE NOBLE PARK NORTH VIC 3174	\$830,000	29-Jan-26
6 JUSTIN DRIVE NOBLE PARK NORTH VIC 3174	\$836,000	07-Mar-26
2 KIALLA COURT NOBLE PARK NORTH VIC 3174	\$856,000	13-Oct-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: 10 March 2026



1 DIWAI CLOSE NOBLE PARK NORTH VIC 3174

 3
  2
  1

Sold Price

^{RS}
\$830,000

Sold Date

29-Jan-26

Distance

0.3km


6 JUSTIN DRIVE NOBLE PARK NORTH VIC 3174

 3
  1
  1

Sold Price

^{RS}
\$836,000

Sold Date

07-Mar-26

Distance

0.49km


2 KIALLA COURT NOBLE PARK NORTH VIC 3174

 3
  2
  2

Sold Price

\$856,000

Sold Date

13-Oct-25

Distance

0.26km
RS = Recent sale

UN = Undisclosed Sale

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