

## 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

8 REX 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

\$880,000

&

\$968,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$837,500

Property type

House

Suburb

Noble Park

Period-from

01 Jun 2025

to

31 May 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

2 ROCKFORD COURT NOBLE PARK VIC 3174	\$888,000	18-Apr-26
39 RUTHERGLEN STREET NOBLE PARK VIC 3174	\$900,000	22-Mar-26
11 MIRANDA COURT NOBLE PARK VIC 3174	\$945,000	29-Mar-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: 05 June 2026



**2 ROCKFORD COURT NOBLE PARK VIC 3174** Sold Price

RS

**\$888,000**

 Sold Date **18-Apr-26**

 3
  1
  2

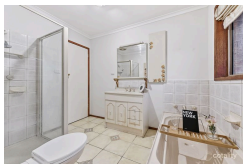
 Distance **0.81km**


**39 RUTHERGLEN STREET NOBLE PARK VIC 3174** Sold Price

**\$900,000**

 Sold Date **22-Mar-26**

 3
  1
  2

 Distance **0.3km**


**11 MIRANDA COURT NOBLE PARK VIC 3174** Sold Price

**\$945,000**

 Sold Date **29-Mar-26**

 3
  2
  2

 Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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