

## 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

90 JACKSONS ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$822,500

Property type

House

Suburb

Noble Park North

Period-from

01 Jul 2025

to

30 Jun 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

5 TIMBERGLADE DRIVE NOBLE PARK NORTH VIC 3174	\$775,000	07-May-26
9 RYECROFT COURT NOBLE PARK NORTH VIC 3174	\$770,000	18-May-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: 02 July 2026


**5 TIMBERGLADE DRIVE NOBLE  
PARK NORTH VIC 3174**

 Sold Price **\$775,000** Sold Date **07-May-26**
 3  1  1

 Distance **0.18km**

**9 RYECROFT COURT NOBLE PARK  
NORTH VIC 3174**

 Sold Price <sup>RS</sup> **\$770,000** Sold Date **18-May-26**
 3  1  2

 Distance **0.26km**

**20 EAGLE DRIVE NOBLE PARK  
NORTH VIC 3174**

 Sold Price **\$805,000** Sold Date **31-Jan-26**
 3  1  2

 Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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