

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

2 AINTREE 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

\$770,000

&

\$847,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$827,000

Property type

House

Suburb

Noble Park North

Period-from

01 Aug 2025

to

31 Jul 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 RYECROFT COURT NOBLE PARK NORTH VIC 3174	\$770,000	11-May-26
45 WHITEHAVEN CRESCENT NOBLE PARK NORTH VIC 3174	\$850,500	01-Apr-26
85 SHELTON CRESCENT NOBLE PARK NORTH VIC 3174	\$850,000	15-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: 13 August 2026


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

 3
  1
  2

Sold Price

\$770,000

Sold Date

11-May-26

Distance

1.01km

**45 WHITEHAVEN CRESCENT
NOBLE PARK NORTH VIC 3174**

 3
  1
  2

Sold Price

\$850,500

Sold Date

01-Apr-26

Distance

0.93km

**85 SHELTON CRESCENT NOBLE
PARK NORTH VIC 3174**

 3
  1
  2

Sold Price

\$850,000

Sold Date

15-Mar-26

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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