

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

3 WYUNA DRIVE NOBLE PARK 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$842,000

Property type

House

Suburb

Noble Park

Period-from

01 Sep 2025

to

31 Aug 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 WIGSTONE STREET NOBLE PARK VIC 3174	\$703,500	09-Jul-26
1053 HEATHERTON ROAD NOBLE PARK VIC 3174	\$715,000	06-Aug-26
1 MARNA COURT NOBLE PARK VIC 3174	\$710,000	15-Aug-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: 17 September 2026



5 WIGSTONE STREET NOBLE PARK VIC 3174

3 1 1

^{RS} **\$703,500** Sold Date **09-Jul-26**

Distance **1.34km**

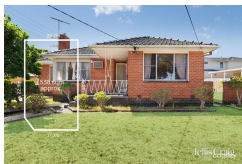


1053 HEATHERTON ROAD NOBLE PARK VIC 3174

4 2 2

^{RS} **\$715,000** Sold Date **06-Aug-26**

Distance **1.4km**



1 MARNA COURT NOBLE PARK VIC 3174

3 1 1

^{RS} **\$710,000** Sold Date **15-Aug-26**

Distance **1.69km**

RS = Recent sale **UN** = Undisclosed Sale

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