

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

9 Hilary Court, Noble Park VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$725,000

&

\$775,000

Median sale price

Median price

\$770,000

Property Type

House

Suburb

Noble Park

Period - From

02/01/2025

to

01/07/2025

Source

core_logic

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4 Edney Court Noble Park VIC 3174	\$707,000	03/04/2025
14 Maxine Court Noble Park VIC 3174	\$705,000	15/03/2025
144 Buckley Street Noble Park VIC 3174	\$808,500	22/03/2025

This Statement of Information was prepared on:

02/07/2025