

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 RYECROFT 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

\$760,000

&

\$814,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Noble Park North

Period-from

01 Apr 2025

to

31 Mar 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

20 EAGLE DRIVE NOBLE PARK NORTH VIC 3174	\$805,000	31-Jan-26
15 JENNIFER STREET NOBLE PARK NORTH VIC 3174	\$765,000	10-Nov-25
85 HEYINGTON CRESCENT NOBLE PARK NORTH VIC 3174	\$810,000	16-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: 24 April 2026

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**20 EAGLE DRIVE NOBLE PARK
NORTH VIC 3174**Sold Price **\$805,000** Sold Date **31-Jan-26**

3 1 2

Distance **0.63km****15 JENNIFER STREET NOBLE PARK
NORTH VIC 3174**Sold Price **\$765,000** Sold Date **10-Nov-25**

3 1 1

Distance **0.92km****85 HEYINGTON CRESCENT NOBLE
PARK NORTH VIC 3174**Sold Price **\$810,000** Sold Date **16-Mar-26**

3 1 2

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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