

# 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 160 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)

Price Range \$720,000 & \$780,000

### Median sale price

Median price \$781,000 Property Type House Suburb Noble Park North (3174)  
Period - From 01/10/2024 to 30/09/2025 Source pricefinder

### Comparable property sales

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 agent's representative considers to be most comparable to the property for sale.

| Address of comparable property                 | Price     | Date of sale |
|------------------------------------------------|-----------|--------------|
| 126 JACKSONS ROAD, NOBLE PARK NORTH VIC 3174   | \$750,000 | 02/08/2025   |
| 30 JACKSONS ROAD, NOBLE PARK NORTH VIC 3174    | \$770,000 | 07/08/2025   |
| 80 RAWDON HILL DRIVE, DANDENONG NORTH VIC 3175 | \$740,000 | 08/04/2025   |

This Statement of Information was prepared on: 21/10/2025