

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	28 Llewellyn Court Noble Park, 3174
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Indicative selling price

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

Range between	\$750,000 & \$825,000
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Median sale price

Median price	\$830,000	Property Type	HOUSE	Suburb	NOBLE PARK
Period - From	22-Apr-2025	to	20-Apr-2026	Source	REA

Comparable property sales

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
1	1 Tasma Place, Noble Park, Vic 3174	\$820,000	04-Apr-2026
2	12B Suzanne Court, Noble Park, Vic 3174	\$830,000	30-Mar-2026
3	9 Naomi Court, Noble Park, Vic 3174	\$790,000	29-Mar-2026

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