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

39 COOLAVIN ROAD 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	\$700,000	&	\$770,000
Single Price		\$700,000	&	\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$785,000	Prop	erty type House		Suburb	Noble Park North	
Period-from	01 Nov 2024	to	31 Oct 2	2025	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
35 KERNOT CRESCENT NOBLE PARK NORTH VIC 3174	745000	21-Aug-25
4 WATSON ROAD NOBLE PARK NORTH VIC 3174	737000	20-Aug-25
3 IVAN COURT NOBLE PARK NORTH VIC 3174	720888	26-May-25

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: 18 November 2025





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35 KERNOT CRESCENT NOBLE PARK NORTH VIC 3174

₾ 1 ⇔ 2 Sold Price

745000 Sold Date 21-Aug-25

Distance 0.67km



4 WATSON ROAD NOBLE PARK **NORTH VIC 3174**

₽ 1

Sold Price

737000 Sold Date 20-Aug-25

Distance 1.49km



3 IVAN COURT NOBLE PARK NORTH VIC 3174

■ 3

Sold Price

720888 Sold Date 26-May-25

Distance 1.46km



9 LOWER TERRACE CRESCENT **NOBLE PARK NORTH VIC 3174**

= 3

₾ 1

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Sold Price

780000 Sold Date **14-Jun-25**

Distance

0.9km

RS = Recent sale UN = Undisclosed Sale

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