

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

7 MOSIG 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

\$780,000

&

\$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Noble Park North

Period-from

01 Dec 2024

to

30 Nov 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

2 KIALLA COURT NOBLE PARK NORTH VIC 3174	\$856,000	13-Oct-25
60 ILLAWARRA CRESCENT DANDENONG NORTH VIC 3175	\$817,225	07-Oct-25
160 JACKSONS ROAD NOBLE PARK NORTH VIC 3174	\$881,000	22-Nov-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 December 2025



2 KIALLA COURT NOBLE PARK NORTH VIC 3174

 3
  2
  2

Sold Price **\$856,000** Sold Date **13-Oct-25**

Distance **0.58km**



60 ILLAWARRA CRESCENT DANDENONG NORTH VIC 3175

 3
  2
  6

Sold Price **\$817,225** Sold Date **07-Oct-25**

Distance **0.62km**



160 JACKSONS ROAD NOBLE PARK NORTH VIC 3174

 3
  2
  2

Sold Price ^{RS} **\$881,000** Sold Date **22-Nov-25**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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