

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

1 Marna Court, Noble Park Vic 3174

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$850,000 Property Type House Suburb Noble Park

Period - From 01/01/2025 to 31/12/2025 Source REIV

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 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	52 David St NOBLE PARK 3174	\$830,000	20/12/2025
2	47 Edith St NOBLE PARK 3174	\$886,600	20/12/2025
3	265 Chandler Rd NOBLE PARK 3174	\$863,000	13/12/2025

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 six months.~~

This Statement of Information was prepared on:

10/02/2026 11:46

Elvis Huynh
9574 9555
0481 340 402
elvishuynh@jellisrcraig.com.au



 3  1  2

Property Type: House
Land Size: 538 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending December 2025: \$850,000

Comparable Properties



52 David St NOBLE PARK 3174 (REI/VG)

[Agent Comments](#)

 3  1  3

Price: \$830,000
Method: Private Sale
Date: 20/12/2025
Property Type: House
Land Size: 565 sqm approx



47 Edith St NOBLE PARK 3174 (REI)

[Agent Comments](#)

 3  1  1

Price: \$886,600
Method: Auction Sale
Date: 20/12/2025
Property Type: House (Res)
Land Size: 538 sqm approx



265 Chandler Rd NOBLE PARK 3174 (REI/VG)

[Agent Comments](#)

 3  1  3

Price: \$863,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 536 sqm approx

Account - Jellis Craig | P: 03 88498088