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	16 Coolavin Road Noble Park North, 3174

Indicative selling price

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

Range between	$685,000 & $753,500

Median sale price

Median price	$630,800	Property Type	HOUSE	Suburb	NOBLE PARK NORTH
Period - From	28-Feb-2025	to	25-Feb-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	1/12 Randwick Court, Noble Park North, Vic 3174	$721,000	14-Feb-2026
2	10 Taro Place, Noble Park North, Vic 3174	$750,500	27-Jan-2026
3	6 Jacksons Road, Noble Park North, Vic 3174	$762,000	02-Sep-2025

This statement of information was prepared on 23-Mar-2026 at 1:23:42 PM AEDT