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	16 Wren Drive, Noble Park North, Vic 3174

Indicative selling price

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

range between $975,000 & $1,050,000

Median sale price

Median price $806,500 Property type *House* Suburb Noble Park North

Period - From 01/03/2025 to 28/02/2026 Source PropTrack

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
3 McQuade Court, Noble Park North, VIC 3174	$891,000	11/12/2025
160 Jacksons Road, Noble Park North, VIC 3174	$881,000	22/11/2025
17 Aberdeen Drive, Dandenong North, VIC 3175	$1,100,000	31/10/2025

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: 17/03/2026