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	9 Joan Court, Noble Park North, 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	$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
13 Pinewood Avenue, Dandenong North, VIC 3175	$825,000	22/09/2025
1 Hawdon Street, Dandenong North, VIC 3175	$835,000	29/11/2025
16 Elray Avenue, Dandenong, VIC 3175	$816,000	27/01/2026

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: 10/03/2026