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	28 Llewellyn Court Noble Park, 3174

Indicative selling price

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

Single price	$889,999

Median sale price

Median price	$830,000	Property Type	HOUSE	Suburb	NOBLE PARK
Period - From	22-Apr-2025	to	20-Apr-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	12B Suzanne Court, Noble Park, Vic 3174	$830,000	30-Mar-2026
2	2 Rockford Court, Noble Park, Vic 3174	$888,000	18-Apr-2026
3	39 Rutherglen Street, Noble Park, Vic 3174	$900,000	22-Mar-2026

This statement of information was prepared on 25-May-2026 at 11:24:27 AM AEST