

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

46 Ascot Drive, 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

\$828,001

Property type

House

Suburb

Noble Park North

Period - From

01/06/2026

to

31/08/2026

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
2 Aintree Court, Noble Park North, VIC 3174	\$828,000	05/09/2026
26 Kernot Crescent, Noble Park North, VIC 3174	\$810,000	19/03/2026
8 Ellerslie Court, Noble Park North, VIC 3174	\$840,000	11/09/2026

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: 15/09/2026