

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

01/10/2026

Property offered for sale

Address
Including suburb and
postcode

7 Abbey Court, Noble Park VIC 3174

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
House	3	1	2	104m ²	679m ²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting.

Range between

\$700,000

&

\$770,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting.

Seller's reserve price

N/A

Median sale price

Median price

\$833,000

Property type

House

Suburb

Noble Park

Period: from

01/07/2025

to

30/06/2026

Source

Pricefinder

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

Comparable property 1

Address	Sale price	Date of sale
39 DAVID ST, NOBLE PARK, VIC 3174	\$732,000	18/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
House	3	2	1	N/A	603m ²

Comparable property 2

Address	Sale price	Date of sale
4 JOHNSON ST, NOBLE PARK, VIC 3174	\$755,000	17/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
House	3	1	1	N/A	600m ²

Comparable property 3

Address	Sale price	Date of sale
13 ROCKFORD CRT, NOBLE PARK VIC 3174	\$750,000	10/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m ²)	Total land size (in m ²)
House	3	1	4	N/A	m ²

Sale outcome

For more information visit consumer.vic.gov.au/underquoting