

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

47 Whitehaven Crescent, Noble Park North Vic 3174

Indicative selling price

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

Range between \$950,000 & \$995,000

Median sale price

Median price \$827,000 Property Type House Suburb Noble Park North

Period - From 01/01/2025 to 31/12/2025 Source REIV

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
1	54 Exner Dr DANDENONG NORTH 3175	\$990,000	14/03/2026
2	12 Shaw Cl DANDENONG NORTH 3175	\$975,000	01/10/2025
3			

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: 25/03/2026 13:04



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Property Type: House
Land Size: 524 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$995,000
Median House Price
Year ending December 2025: \$827,000

Comparable Properties



54 Exner Dr DANDENONG NORTH 3175 (REI)

Agent Comments

3 2 3

Price: \$990,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 653 sqm approx



12 Shaw Cl DANDENONG NORTH 3175 (REI/VG)

Agent Comments

4 2 2

Price: \$975,000
Method: Private Sale
Date: 01/10/2025
Property Type: House
Land Size: 596 sqm approx

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.