

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

19/25-27 FINTONIA ROAD NOBLE PARK VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

14/135-139 CHANDLER ROAD NOBLE PARK VIC 3174	\$600,000	22-Dec-25
1/8 BLAMEY STREET NOBLE PARK VIC 3174	\$625,000	23-Feb-26
2/4 TRAINOR COURT NOBLE PARK VIC 3174	\$602,000	11-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 25 March 2026


**14/135-139 CHANDLER ROAD
NOBLE PARK VIC 3174**
 3  1  1

Sold Price

\$600,000

Sold Date

22-Dec-25

Distance

1.38km

**1/8 BLAMEY STREET NOBLE PARK
VIC 3174**
 3  1  1

Sold Price

^{RS} **\$625,000**

Sold Date

23-Feb-26

Distance

1.39km

**2/4 TRAINOR COURT NOBLE PARK
VIC 3174**
 3  1  1

Sold Price

\$602,000

Sold Date

11-Dec-25

Distance

1.57km
RS = Recent sale

UN = Undisclosed Sale

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