

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

9/34-36 FRENCH STREET 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Apr 2025

to

31 Mar 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

3/1228 HEATHERTON ROAD NOBLE PARK VIC 3174	\$520,000	16-Dec-25
2/48 RICH STREET NOBLE PARK VIC 3174	\$530,000	26-Oct-25
8/26-30 ELLENDALE ROAD NOBLE PARK VIC 3174	\$540,000	20-Nov-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: 23 April 2026


**3/1228 HEATHERTON ROAD
NOBLE PARK VIC 3174**

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 Sold Price **\$520,000** Sold Date **16-Dec-25**

 Distance **0.17km**

**2/48 RICH STREET NOBLE PARK
VIC 3174**

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 Sold Price **\$530,000** Sold Date **26-Oct-25**

 Distance **0.85km**

**8/26-30 ELLENDALE ROAD NOBLE
PARK VIC 3174**

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 Sold Price **\$540,000** Sold Date **20-Nov-25**

 Distance **0.54km**

**4/49 FINTONIA ROAD NOBLE
PARK VIC 3174**

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 Sold Price **\$560,000** Sold Date **16-Dec-25**

 Distance **0.75km**

**3/37-39 LIEGE AVENUE NOBLE
PARK VIC 3174**

🛏️ 2 🚿 1 🚗 1

 Sold Price Sold Date **15-Dec-25**

 Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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