

## 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

1/60 FINTONIA ROAD NOBLE PARK VIC 3174

### Indicative selling price

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

Single-Price

or range  
between

\$670,000

&

\$737,000

### 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

1/14 ELLENDALE ROAD NOBLE PARK VIC 3174	\$729,500	14-Feb-26
2/30-32 NOBLE STREET NOBLE PARK VIC 3174	\$715,000	31-Oct-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: 27 April 2026


**1/14 ELLENDALE ROAD NOBLE  
PARK VIC 3174**
 3
  2
  1

Sold Price

<sup>RS</sup>
**\$729,500**

Sold Date

**14-Feb-26**

Distance

**0.55km**

**2/30-32 NOBLE STREET NOBLE  
PARK VIC 3174**
 3
  2
  1

Sold Price

**\$715,000**

Sold Date

**31-Oct-25**

Distance

**1.49km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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