

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

8/21 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,000

Property type

Unit

Suburb

Noble Park

Period-from

01 May 2025

to

30 Apr 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

9/33 FINTONIA ROAD NOBLE PARK VIC 3174	\$628,000	09-May-26
2/42 FRENCH STREET NOBLE PARK VIC 3174	\$600,000	21-Mar-25
3/8 LARBERT ROAD NOBLE PARK VIC 3174	\$635,000	27-Jan-26

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: 15 May 2026


**9/33 FINTONIA ROAD NOBLE
PARK VIC 3174**
 2  1  1

Sold Price

^{RS}
\$628,000

 Sold Date **09-May-26**

 Distance **0.13km**

**2/42 FRENCH STREET NOBLE
PARK VIC 3174**
 2  1  1

Sold Price

\$600,000

 Sold Date **21-Mar-25**

 Distance **0.45km**

**3/8 LARBERT ROAD NOBLE PARK
VIC 3174**
 2  1  1

Sold Price

\$635,000

 Sold Date **27-Jan-26**

 Distance **1.15km**
RS = Recent sale

UN = Undisclosed Sale

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