

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$693,000

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

3/18 LARBERT ROAD NOBLE PARK VIC 3174	\$670,000	09-May-26
1/1057 HEATHERTON ROAD NOBLE PARK VIC 3174	\$658,500	20-Mar-26
2/1 LESLEY GROVE NOBLE PARK VIC 3174	\$691,000	14-Mar-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: 18 May 2026



**3/18 LARBERT ROAD NOBLE PARK
VIC 3174**

Sold Price

^{RS} **\$670,000**

Sold Date **09-May-26**

 3  1  1

Distance

1km



**1/1057 HEATHERTON ROAD
NOBLE PARK VIC 3174**

Sold Price

\$658,500

Sold Date **20-Mar-26**

 3  2  1

Distance

1.6km



**2/1 LESLEY GROVE NOBLE PARK
VIC 3174**

Sold Price

\$691,000

Sold Date **14-Mar-26**

 3  2  1

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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