

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

2/47 DUNBLANE 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Sep 2025

to

31 Aug 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

2/2 BARNETT GROVE NOBLE PARK VIC 3174	\$601,000	19-May-26
5/31 DUNBLANE ROAD NOBLE PARK VIC 3174	\$620,000	16-May-26
9/33 FINTONIA ROAD NOBLE PARK VIC 3174	\$628,000	09-May-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: 02 September 2026


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

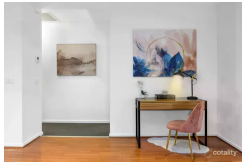
Sold Price

\$601,000

Sold Date

19-May-26

Distance

0.3km

**5/31 DUNBLANE ROAD NOBLE
PARK VIC 3174**
 2
 1
 2

Sold Price

\$620,000

Sold Date

16-May-26

Distance

0.17km

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

Sold Price

\$628,000

Sold Date

09-May-26

Distance

0.56km
RS = Recent sale

UN = Undisclosed Sale

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