

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

11/25-27 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

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,000

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

8/21 FINTONIA ROAD NOBLE PARK VIC 3174	\$610,000	16-Jun-26
5/31 DUNBLANE ROAD NOBLE PARK VIC 3174	\$620,000	16-May-26
20/80-82 ELLENDALE ROAD NOBLE PARK VIC 3174	\$600,000	12-Sep-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: 17 September 2026



8/21 FINTONIA ROAD NOBLE PARK VIC 3174

Sold Price

\$610,000

Sold Date

16-Jun-26

 2

 1

 1

Distance

0.07km



5/31 DUNBLANE ROAD NOBLE PARK VIC 3174

Sold Price

\$620,000

Sold Date

16-May-26

 2

 1

 2

Distance

0.53km



20/80-82 ELLENDALE ROAD NOBLE PARK VIC 3174

Sold Price

^{RS} **\$600,000**

Sold Date

12-Sep-26

 2

 1

 1

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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