

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 8/33 Fintonia Road, Noble Park, VIC 3174

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$500,000 & \$550,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Noble Park (3174)

Period - From 01/10/2024 to 30/09/2025 Source pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
84A LIEGE AVENUE, NOBLE PARK VIC 3174	\$550,000	13/10/2025
2/22A NOCKOLDS CRESCENT, NOBLE PARK VIC 3174	\$540,000	02/10/2025
2/47 BOWMORE ROAD, NOBLE PARK VIC 3174	\$500,000	23/09/2025

This Statement of Information was prepared on: 27/10/2025