

## 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

3/52 DUNBLANE ROAD NOBLE PARK VIC 3174

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Noble Park

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 3/455-457 PRINCES HIGHWAY NOBLE PARK VIC 3174 | \$500,000 | 01-May-25 |
| 7/1174 HEATHERTON ROAD NOBLE PARK VIC 3174    | \$510,000 | 27-Feb-25 |
| 5/25-27 FINTONIA ROAD NOBLE PARK VIC 3174     | \$532,500 | 26-Mar-25 |

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: 23 June 2025



**3/455-457 PRINCES HIGHWAY  
NOBLE PARK VIC 3174**

 2  
  1  
  1

Sold Price **\$500,000** Sold Date **01-May-25**

Distance **0.45km**



**7/1174 HEATHERTON ROAD NOBLE  
PARK VIC 3174**

 2  
  1  
  1

Sold Price **\$510,000** Sold Date **27-Feb-25**

Distance **0.61km**



**5/25-27 FINTONIA ROAD NOBLE  
PARK VIC 3174**

 2  
  1  
  1

Sold Price **\$532,500** Sold Date **26-Mar-25**

Distance **0.62km**

RS = Recent sale      UN = Undisclosed Sale

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