# 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 3/29 Dunblane Road, Noble Park, Vic 3174

# Indicative selling price

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

range between \$530,000 & \$580,000

## Median sale price

Median price		\$605,000	Property type	e <i>Unit</i>		Suburb	Noble Park
Period - From	01/07/2025	to	30/09/2025	Source	Prop	Track	

## 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 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
4/19 French Street, Noble Park, VIC 3174	\$580,000	12/05/2025
2/37-39 Liege Avenue, Noble Park, VIC 3174	\$555,000	02/09/2025
19/34-42 Hanna Street, Noble Park, VIC 3174	\$541,000	07/08/2025

## 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 six months.

This Statement of Information was prepared on	: 28/10/2025
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