

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

11/1244-1250 HEATHERTON 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Flats

Suburb

Noble Park

Period-from

01 Apr 2025

to

31 Mar 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

8/1244-1250 HEATHERTON ROAD NOBLE PARK VIC 3174	\$305,000	08-Dec-25
4/62 FINTONIA ROAD NOBLE PARK VIC 3174	\$298,000	11-Dec-24
1/32 ELLENDALE ROAD NOBLE PARK VIC 3174	\$301,000	27-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 April 2026

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**8/1244-1250 HEATHERTON ROAD
NOBLE PARK VIC 3174**

1 1 1

Sold Price

\$305,000

Sold Date **08-Dec-25**

Distance

0km



**4/62 FINTONIA ROAD NOBLE
PARK VIC 3174**

1 1 1

Sold Price

\$298,000

Sold Date **11-Dec-24**

Distance

0.69km



**1/32 ELLENDALE ROAD NOBLE
PARK VIC 3174**

1 1 1

Sold Price

\$301,000

Sold Date **27-Mar-25**

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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