

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

2/17 Allan Street, Noble Park Vic 3174

Indicative selling price

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

Range between \$590,000

&

\$630,000

Median sale price

Median price \$610,650

Property Type Unit

Suburb Noble Park

Period - From 17/08/2025

to

16/08/2026

Source

Property Data

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.

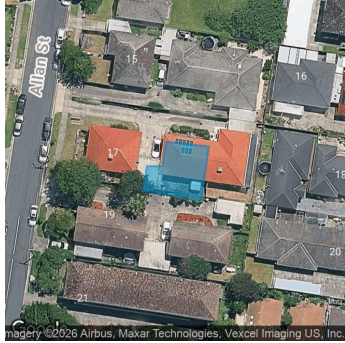
	Address of comparable property	Price	Date of sale
1	8/21 Fintonia Rd NOBLE PARK 3174	\$610,000	16/06/2026
2	1/110 Kelvinside Rd NOBLE PARK 3174	\$620,000	06/06/2026
3	9/33 Fintonia Rd NOBLE PARK 3174	\$628,000	09/05/2026

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:

17/08/2026 12:23



2 1 2

Property Type: unit
Land Size: 148 sqm approx
Agent Comments

Indicative Selling Price

\$590,000 - \$630,000

Median Unit Price

17/08/2025 - 16/08/2026: \$610,650

Comparable Properties



8/21 Fintonia Rd NOBLE PARK 3174 (REI/VG)

Agent Comments

2 1 2

Price: \$610,000
Method: Private Sale
Date: 16/06/2026
Property Type: Unit



1/110 Kelvinside Rd NOBLE PARK 3174 (REI/VG)

Agent Comments

2 1 1

Price: \$620,000
Method: Auction Sale
Date: 06/06/2026
Property Type: Unit
Land Size: 335 sqm approx



9/33 Fintonia Rd NOBLE PARK 3174 (REI/VG)

Agent Comments

2 1 1

Price: \$628,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Unit

Account - Hodges | P: 03 95846500 | F: 03 95848216