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	12/1244-1250 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	$330,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$598,000	Property type	Unit	Suburb	Noble Park
Period-from	01 May 2025	to	30 Apr 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
1/32 ELLENDALE ROAD NOBLE PARK VIC 3174	$301,000	27-Mar-25
4/5 DUNCAN COURT NOBLE PARK VIC 3174	$310,000	22-Dec-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: 11 May 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**



1/32 ELLENDALE ROAD NOBLE PARK VIC 3174

1 1 1

Sold Price **$301,000** Sold Date **27-Mar-25**

Distance **0.49km**



4/5 DUNCAN COURT NOBLE PARK VIC 3174

1 1 1

Sold Price **$310,000** Sold Date **22-Dec-25**

Distance **0.67km**

RS = Recent sale **UN** = Undisclosed Sale

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