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<br>Including suburb and postcode | 4/34-42 HANNA STREET 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 | $520,000 | & | $560,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $609,000 | Property type | Unit | Suburb | Noble Park |
| Period-from | 01 Sep 2025 | to | 31 Aug 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 |
|---|---|---|
| 14/1199 HEATHERTON ROAD NOBLE PARK VIC 3174 | $535,000 | 03-Aug-26 |
| 5/10-12 JAMES STREET DANDENONG VIC 3175 | $520,000 | 28-Jul-26 |
| 2/9 RUTHERGLEN STREET NOBLE PARK VIC 3174 | $610,000 | 10-Jun-26 |

**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: 14 September 2026

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**14/1199 HEATHERTON ROAD NOBLE PARK VIC 3174**

2 1 1

Sold Price RS **$535,000** Sold Date **03-Aug-26**

Distance **1.41km**

**5/10-12 JAMES STREET DANDENONG VIC 3175**

2 1 1

Sold Price **$520,000** Sold Date **28-Jul-26**

Distance **1.78km**

**2/9 RUTHERGLEN STREET NOBLE PARK VIC 3174**

2 1 1

Sold Price **$610,000** Sold Date **10-Jun-26**

Distance **1.29km**

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

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