

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

4 GRANTCHESTER ROAD NARRE WARREN NORTH VIC 3804

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

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,560,000

Property type

House

Suburb

Narre Warren North

Period-from

01 Feb 2025

to

31 Jan 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

67 SHRIVES ROAD NARRE WARREN SOUTH VIC 3805

\$1,650,000

22-Nov-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.

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**67 SHRIVES ROAD NARRE
WARREN SOUTH VIC 3805**

4 2 4

Sold Price ^{RS} **\$1,650,000** Sold Date **22-Nov-25**

Distance **4.91km**

RS = Recent sale

UN = Undisclosed Sale

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