

## 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 34 Landor Court, Narre Warren Vic 3805  
Including suburb and postcode

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  Property Type  Suburb   
Period - From  to  Source

#### 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	15 Duncan St NARRE WARREN 3805	\$825,000	26/11/2025
2	24 Wallaroo Av NARRE WARREN 3805	\$795,000	01/11/2025
3	27 Adelaide Cl BERWICK 3806	\$842,000	11/09/2025

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:



**Property Type:** House  
**Land Size:** 631 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$750,000 - \$825,000

**Median House Price**

December quarter 2025: \$850,000

## Comparable Properties



**15 Duncan St NARRE WARREN 3805 (REI)**



**Price:** \$825,000  
**Method:** Private Sale  
**Date:** 26/11/2025  
**Property Type:** House  
**Land Size:** 570 sqm approx

[Agent Comments](#)



**24 Wallaroo Av NARRE WARREN 3805 (REI/VG)**



**Price:** \$795,000  
**Method:** Auction Sale  
**Date:** 01/11/2025  
**Property Type:** House (Res)  
**Land Size:** 695 sqm approx

[Agent Comments](#)



**27 Adelaide Cl BERWICK 3806 (REI/VG)**



**Price:** \$842,000  
**Method:** Private Sale  
**Date:** 11/09/2025  
**Property Type:** House  
**Land Size:** 516 sqm approx

[Agent Comments](#)

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