

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
44 Cobblestone Avenue, Narre Warren South, Vic 3805

Indicative selling price

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

range between \$820,000

&

\$880,000

Median sale price

Median price \$850,000 Property type House Suburb Narre Warren South

Period - From 01/02/2025 to 31/01/2026 Source  PropTrack

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
2 Golden Leaf Avenue, Narre Warren South, VIC 3805	\$865,000	20/11/2025
134 The Promenade, Narre Warren South, VIC 3805	\$875,000	01/12/2025
15 Oliver Court, Narre Warren South, VIC 3805	\$851,500	19/10/2025

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: 04/02/2026