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	1 LLOYD AVENUE NARRE WARREN VIC 3805

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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$800,000	Property type	House	Suburb	Narre Warren
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
1 DUNKINSON STREET NARRE WARREN VIC 3805	$770,000	23-Sep-25
1 IRELAND AVENUE NARRE WARREN VIC 3805	$770,000	06-Feb-26
84 NORFOLK DRIVE NARRE WARREN VIC 3805	$720,000	05-Sep-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: 09 February 2026

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1 DUNKINSON STREET NARRE WARREN VIC 3805

3 1 1

Sold Price **$770,000** Sold Date **23-Sep-25**

Distance **0.23km**



1 IRELAND AVENUE NARRE WARREN VIC 3805

3 1 -

Sold Price RS **$770,000** Sold Date **06-Feb-26**

Distance **1.11km**



84 NORFOLK DRIVE NARRE WARREN VIC 3805

3 1 2

Sold Price **$720,000** Sold Date **05-Sep-25**

Distance **1.13km**

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

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