

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
377 ORMOND ROAD NARRE WARREN SOUTH 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 \$820,000 & \$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$685,000 Property type Land Suburb Narre Warren South
Period-from 01 Jan 2025 to 31 Dec 2025 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
10 BIANCO COURT CRANBOURNE NORTH VIC 3977	\$820,000	07-Jan-26
134 THE PROMENADE NARRE WARREN SOUTH VIC 3805	\$875,000	01-Dec-25
3 YAMMERBOOK WAY CRANBOURNE EAST VIC 3977	\$880,000	28-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.

This Statement of Information was prepared on: 16 January 2026



**10 BIANCO COURT CRANBOURNE
NORTH VIC 3977**

4 2 2

Sold Price

^{RS} **\$820,000** Sold Date **07-Jan-26**

Distance **2.21km**



**134 THE PROMENADE NARRE
WARREN SOUTH VIC 3805**

4 2 2

Sold Price

\$875,000 Sold Date **01-Dec-25**

Distance **1.49km**



**3 YAMMERBOOK WAY
CRANBOURNE EAST VIC 3977**

4 2 2

Sold Price

^{RS} **\$880,000** Sold Date **28-Nov-25**

Distance **4.59km**



**89 HOMESTEAD ROAD BERWICK
VIC 3806**

4 2 2

Sold Price

^{RS} **\$850,000** Sold Date **22-Nov-25**

Distance **3.27km**



**88 HOYSTED AVENUE
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price

\$820,000 Sold Date **19-Nov-25**

Distance **2.13km**



**21 HAMILTON DRIVE
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price

\$830,000 Sold Date **06-Nov-25**

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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**15 SEBAGO TERRACE
CRANBOURNE NORTH VIC 3977**

4 2 2

Sold Price

\$895,000 Sold Date **30-Oct-25**

Distance **2.98km**



**42 EBONY STREET CRANBOURNE
VIC 3977**

4 2 2

Sold Price

RS \$870,000 Sold Date **11-Dec-25**

Distance **3.41km**



**43 ASHFIELD DRIVE BERWICK VIC
3806**

4 2 2

Sold Price

RS \$855,000 Sold Date **11-Dec-25**

Distance **3.92km**

RS = Recent sale

UN = Undisclosed Sale

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