

## 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](http://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



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**10 BIANCO COURT CRANBOURNE  
NORTH VIC 3977**

4 2 2

Sold Price

<sup>RS</sup> **\$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

<sup>RS</sup> **\$880,000**

Sold Date

**28-Nov-25**

Distance

**4.59km**



**89 HOMESTEAD ROAD BERWICK  
VIC 3806**

4 2 2

Sold Price

<sup>RS</sup> **\$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 <sup>RS</sup> **\$870,000** Sold Date **11-Dec-25**

Distance **3.41km**



**43 ASHFIELD DRIVE BERWICK VIC  
3806**

4 2 2

Sold Price <sup>RS</sup> **\$855,000** Sold Date **11-Dec-25**

Distance **3.92km**

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UN = Undisclosed Sale

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