

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

2/91 NORFOLK DRIVE 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

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

2/12 MEADOW WOOD WALK NARRE WARREN VIC 3805	\$562,500	29-Dec-25
9 WARREN CLOSE NARRE WARREN VIC 3805	\$550,000	05-Oct-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.

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**2/12 MEADOW WOOD WALK
NARRE WARREN VIC 3805**

2 1 1

Sold Price

^{RS}

\$562,500

Sold Date

29-Dec-25

Distance

1.93km



**9 WARREN CLOSE NARRE
WARREN VIC 3805**

2 1 1

Sold Price

\$550,000

Sold Date

05-Oct-25

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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