

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

13 Ellen Road, Narre Warren South, Vic 3805

Indicative selling price

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

range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$855,000

Property type

House

Suburb

Narre Warren South

Period - From

01/03/2025

to

28/02/2026

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
9 Ardenne Court, Narre Warren South, VIC 3805	\$1,150,000	25/11/2025
22 Shanahans Drive, Cranbourne North, VIC 3977	\$1,175,000	17/11/2025
20 Mullein Bend, Cranbourne North, VIC 3977	\$1,125,000	16/02/2026

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:

12/03/2026