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	19/95 PROSPECT HILL ROAD 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	$460,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$560,000	Property type	Unit	Suburb	Narre Warren
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
24/7-9 DENISE COURT NARRE WARREN VIC 3805	$480,000	02-May-24
1/6 BLACKWOOD DRIVE NARRE WARREN VIC 3805	$480,000	22-Dec-24
9/14-20 SHRIVES ROAD NARRE WARREN VIC 3805	$450,000	01-Mar-24

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: 07 May 2025

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24/7-9 DENISE COURT NARRE WARREN VIC 3805

2 1 1

Sold Price **$480,000** Sold Date **02-May-24**

Distance **0.31km**



1/6 BLACKWOOD DRIVE NARRE WARREN VIC 3805

2 1 1

Sold Price Sold Date **22-Dec-24**

Distance **0.73km**



9/14-20 SHRIVES ROAD NARRE WARREN VIC 3805

2 1 1

Sold Price **$450,000** Sold Date **01-Mar-24**

Distance **2.08km**

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

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