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	2/14-16 VICTORIA 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	$585,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	Unit	Suburb	Narre Warren
Period-from	01 Jun 2025	to	31 May 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
2/34 VICTORIA ROAD NARRE WARREN VIC 3805	$575,000	04-Mar-26
54A AMBER CRESCENT NARRE WARREN VIC 3805	$610,000	02-Mar-26
1/8 MARCUS COURT NARRE WARREN VIC 3805	$610,000	27-May-26

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: 11 June 2026

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2/34 VICTORIA ROAD NARRE WARREN VIC 3805

2 1 2

Sold Price **$575,000** Sold Date **04-Mar-26**

Distance **0.18km**



54A AMBER CRESCENT NARRE WARREN VIC 3805

2 1 1

Sold Price **$610,000** Sold Date **02-Mar-26**

Distance **1.87km**



1/8 MARCUS COURT NARRE WARREN VIC 3805

2 1 2

Sold Price RS **$610,000** Sold Date **27-May-26**

Distance **0.55km**

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

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