

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

5 BRENTLY CLOSE NARRE WARREN NORTH VIC 3804

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

\$1,590,000

&

\$1,749,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,592,500

Property type

House

Suburb

Narre Warren North

Period-from

01 Sep 2024

to

31 Aug 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

Address of comparable property	Price	Date of sale
186-188 HALLAM NORTH ROAD NARRE WARREN NORTH VIC 3804	\$1,550,000	23-May-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: 15 September 2025

Dez Mujcic

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**186-188 HALLAM NORTH ROAD
NARRE WARREN NORTH VIC 3804**

Sold Price

\$1,550,000

Sold Date

23-May-25

 4

 2

 2

Distance

3.41km

RS = Recent sale

UN = Undisclosed Sale

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