

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

38 SWEENEY 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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$772,500

Property type

House

Suburb

Narre Warren

Period-from

01 Oct 2024

to

30 Sep 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

7 CASSA BLUE CIRCUIT NARRE WARREN VIC 3805	\$719,000	05-Sep-25
21 TULLY CRESCENT NARRE WARREN VIC 3805	\$725,000	25-Apr-25
1/18 SYLVANWOOD CRESCENT NARRE WARREN VIC 3805	\$715,000	23-Apr-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: 23 October 2025



7 CASSA BLUE CIRCUIT NARRE WARREN VIC 3805

 3  2  2

Sold Price

\$719,000

Sold Date

05-Sep-25

Distance

2.91km


21 TULLY CRESCENT NARRE WARREN VIC 3805

 3  2  2

Sold Price

\$725,000

Sold Date

25-Apr-25

Distance

3.06km


1/18 SYLVANWOOD CRESCENT NARRE WARREN VIC 3805

 3  2  1

Sold Price

\$715,000

Sold Date

23-Apr-25

Distance

2.97km

RS = Recent sale

UN = Undisclosed Sale

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