

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

12 KESWICK COURT NARRE WARREN SOUTH 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

\$840,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,650

Property type

House

Suburb

Narre Warren South

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

35 CROMFORD CRESCENT NARRE WARREN SOUTH VIC 3805	\$880,000	30-Sep-25
19 CROMFORD CRESCENT NARRE WARREN SOUTH VIC 3805	\$898,500	03-Jul-25
246 ORMOND ROAD NARRE WARREN SOUTH VIC 3805	\$900,000	05-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.~~

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35 CROMFORD CRESCENT NARRE WARREN SOUTH VIC 3805

Sold Price

^{RS}

\$880,000

Sold Date

30-Sep-25



4



2



2

Distance

0.16km



19 CROMFORD CRESCENT NARRE WARREN SOUTH VIC 3805

Sold Price

\$898,500

Sold Date

03-Jul-25



4



2



2

Distance

0.26km



246 ORMOND ROAD NARRE WARREN SOUTH VIC 3805

Sold Price

\$900,000

Sold Date

05-May-25



4



2



2

Distance

2.19km

RS = Recent sale

UN = Undisclosed Sale

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